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FY 2026-2027

Annual Action Plan

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Costa Mesa is a recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME) funds; these funds are awarded to the City by the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG and HOME funds, the City must prepare a five-year strategic plan known as the Consolidated Plan. The Consolidated Plan assesses the City's housing and community needs and establishes five-year goals and objectives to address these needs. The City's current Consolidated Plan was approved by the City Council on May 20, 2025 and covers Fiscal Year 2025-2026 through Fiscal Year 2029-2030.

The Annual Action Plan is the component of the Consolidated Plan that is revised annually. It links the goals and objectives identified in the City's 2025-2029 Consolidated Plan with the planned annual expenditure of CDBG and HOME funds over the next twelve months. The period covered by the 2026-2027 Annual Action Plan begins July 1, 2026, and ends June 30, 2027. The City refers to this time frame as a Fiscal Year (FY).

At the time the draft Annual Action Plan was being prepared for public comment, HUD had not announced the allocations for FY 2026-2027. For planning purposes and to ensure the City provided reasonable time for public comment, the City published the draft Annual Action Plan on April 3, 2026, with estimated allocation amounts. The draft included information on how the City would adjust its awards and activities once the final allocation amounts were announced.

HUD announced funding for FY 2026-2027 on April 3, 2026. The City republished its draft Annual Action Plan on April 7, 2026 for public comment to include the actual allocation amounts. The City is receiving an allocation of \$880,986 in CDBG funds and \$377,329.57 in HOME funds. Additionally, \$172,881 in prior year uncommitted CDBG funds, \$634,668.68 in prior year uncommitted HOME funds, and \$50,000 in HOME Program Income (PI) funds are estimated to be available for programming. Program income is generated by the repayment of prior funded loans and is available to fund eligible activities. The City will use CDBG resources to fund owner-occupied housing rehabilitation, code enforcement, social services, and program administration. HOME resources will be used to fund owner-occupied housing rehabilitation, affordable housing projects, affordable rental housing through Community Housing Development Organizations (CHDO), Tenant Based Rental Assistance (TBRA) and program administration.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Based on an analysis of housing and community needs, market analysis, and input from the community, the following five-year goals and priorities have been identified for implementation in the 2025-2029 Consolidated Plan:

- **Goal 1: Housing Preservation** - To provide decent and affordable housing through a variety of activities, including owner-occupied housing rehabilitation, code enforcement, and rental housing acquisition/rehabilitation
- **Goal 2: Infrastructure and Facility Improvements** - To enhance the suitability of the living environment through improvements to public infrastructures and facilities
- **Goal 3: Homeless Continuum of Care** - To provide supportive services and housing assistance for those experiencing and at risk of homelessness
- **Goal 4: Public Social Service** - To provide services for low- and moderate-income persons, and those with special needs
- **Goal 5: Program Administration** - To provide administration of the CDBG and HOME programs, ensuring effective and efficient delivery of programs and services and complying with all HUD program requirements including the provision of fair housing services

Activities funded with CDBG and HOME funds will address the goals and objectives identified in the City's Consolidated Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

CDBG and HOME funding has been utilized to support the 5 goals outlined in the City's Consolidated Plan. In FY 2025-2026, the City funded the following activities:

1. Public services to support youth, seniors, persons experiencing homelessness, and low- and moderate income residents in the City.
2. Code enforcement in CDBG-eligible neighborhoods.
3. Housing rehabilitation to low- and moderate- income households
4. Tenant based rental assistance to low income families

Additionally, the City released a Request for Proposals (RFP) to identify affordable housing projects that may be eligible for HOME funding and identified capital improvement projects that will benefit low- and

moderate- income households. The affordable housing projects are included in this year's Action Plan as projects the City plans to fund with HOME.

FY 2025-2026 (the current fiscal year) is the first year of the City's 2025-2029 Consolidated Plan cycle. Year-end program accomplishments will not be available until after the end of the fiscal year. However, previous years' accomplishments can be found in the City's Consolidated Annual Performance and Evaluation Reports (CAPERs) which are available online at <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development>

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the preparation of the 2026-2027 Annual Action Plan, the following opportunities for public participation were taken:

- A Notice of Funding Availability (NOFA) was released on January 26 to solicit applications for CDBG Public Service Grant funding. In an effort to promote a competitive process with a diverse group of applicants, the NOFA was posted publicly on the City's website, published in the local newspaper, and an email notification was sent to interested parties.
- A Request for Proposals (RFP) was released on August 12, 2025 to solicit applications for HOME affordable housing development projects. In an effort to promote a competitive process, the RFP was posted to the City's online solicitation platform and was broadcast via email to 171 potential vendors.
- Housing and Public Services Grant Committee public meeting to receive input regarding public service needs and to prioritize funding for FY 2026-2027 public service grants (March 18, 2026). The meeting was noticed on the City's website and at City Hall to invite members of the public to attend and provide public comment.
- Public Notice of the 30-day comment period and public hearing. Notices were posted in the local newspaper, at City Hall, and on the City's website. The City also posted notices about the public comment period through its social media platforms and email subscription lists. Physical flyers were also posted in public City facilities.
- Public Hearing – City Council Public Hearing to receive additional public input and to approve the FY 2026-2027 Annual Action Plan (May 5, 2026).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See **Attachment 1**.

6. Summary of comments or views not accepted and the reasons for not accepting them

See **Attachment 1**.

7. Summary

The Action Plan serves to implement the Consolidated Plan objectives which were developed to address priority housing and community needs using federal resources (i.e., CDBG and HOME). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and specific objectives identified in the Consolidated Plan during the 12-month Action Plan period. The 2026-2027 Action Plan begins July 1, 2026, and ends June 30, 2027. The Annual Plan will also serve as the City's application to HUD for \$880,986 in CDBG and \$377,329.57 in HOME funds for FY 2026-2027. The Action Plan is also the expenditure plan for HUD grant funds, prior year grant funds, and anticipated program income resources.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	COSTA MESA	Economic & Development Services/City of Costa Mesa	
HOME Administrator	COSTA MESA	Economic & Development Services/City of Costa Mesa	

Table 1 – Responsible Agencies

Narrative (optional)

The City's Advanced Planning and Housing Division of the Economic and Development Services Department is primarily responsible for preparing the Consolidated Plan, Annual Action Plan, and for the administration of CDBG and HOME funds.

Consolidated Plan Public Contact Information

Nancy Sa, Grant Administrator: 77 Fair Drive, Costa Mesa, CA 92626 (714) 754-5678 – nancy.sa@costamesaca.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Annual Action Plan preparation process requires jurisdictions to contact and consult with other public and private agencies and residents when developing respective plans. For the FY 2026-2027 Annual Action Plan, the City consulted with the public and private agencies listed below. Also listed below are the steps taken by the City to solicit the input of community residents.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Costa Mesa does not own or manage public housing. Similarly, the City does not administer the Housing Choice Voucher or Section 8 Certificate rental assistance programs. However, Costa Mesa has an executed MOU with the Orange County Housing Authority (OCHA) to participate in their Housing Choice Voucher (HCV) Set-Aside Program, which makes available HCV’s only for participating jurisdictions. Rental assistance voucher/certificate programs are administered in the City of Costa Mesa by OCHA. The City is a member of the OCHA Cities Advisory Committee, which provides OCHA staff with direct input regarding program policies.

The City has been developing a focused response to the issue of homelessness for over a decade. The City’s Network for Homeless Solutions (NHS) is comprised of representatives of various City departments, nonprofit service agencies, and representatives of faith-based service providers. The main focus of the NHS is to find workable solutions to address the needs of those experiencing and at-risk of homelessness, especially those with close ties to Costa Mesa. The City works closely with other Orange County HUD-grantee communities to develop regional plans and share program management data. The City also has a strong partnership with local behavioral health providers like Share Our Selves (SOS), College Hospital Costa Mesa, and Celebrating Life Community Health Center, who participate in the City’s Network for Homeless Solutions and attend monthly NHS meetings.

The City received a \$4.8 million grant from the CA Department of Health Care Services as part of the Behavioral Health Bridge Housing (BHBH) Program to implement 15 behavioral health care beds at the 100-bed Bridge Shelter located in Costa Mesa, CA. The BHBH grant subsidizes services for Shelter clients diagnosed with a Serious Mental Illness (SMI) or Substance Use Disorder (SUD). Participants receive on-site care from a clinical psychologist, access to detoxification and rehabilitation treatments/facilities, and financial assistance to help pay for furniture, security deposits, and future rent when transitioning to permanent housing.

The City was selected as the second Orange County municipality to receive CalOptima Health’s Street Medicine Program, which provides mobile primary care services to people experiencing unsheltered

homelessness. The City works closely with the selected vendor, Celebrating Life Community Health Center, to coordinate care for those enrolled in the program.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Since 2014, the Network for Homeless Solutions (NHS) has directly addressed homeless issues in Costa Mesa. The NHS participates in the comprehensive, coordinated and regional Continuum of Care strategy with the County of Orange, local governmental agencies, nonprofit agencies, faith-based service providers, the homeless and formerly homeless, business leaders and schools to find solutions for those experiencing and at-risk of homelessness. The NHS is focused on establishing direct links to services for the homeless, especially those with strong ties to Costa Mesa, facilitating access to services and housing options. The NHS also serves as a liaison to the business community and resident groups.

In addition, the City's outreach team, the Costa Mesa Bridge Shelter and the nonprofit shelter operator, Mercy House, are an Access Point for the County of Orange. As an Access Point, the City collects and shares information about individuals who access services with the Continuum of Care. The City and its Network for Homeless Solutions team regularly consults with other Orange County cities, such as the City of Santa Ana and Garden Grove that participate in the Continuum of Care and provide shelter or housing vouchers to individuals experiencing homelessness.

Trellis International (Trellis) receives funding from the City to administer a workforce development and life skills training program called the Community Impact Team (CIT). The CIT provides employment services and transitional employment opportunities for homeless and extremely low-income Costa Mesa residents seeking to reenter the workforce.

In June 2023, City Council approved a capacity increase of 16 beds for the Costa Mesa Bridge Shelter, bringing the Shelter's total capacity to 85 beds. In March 2023, the City formalized a grant of \$4.2M in Behavioral Health Bridge Housing (BHBH) funds from the Orange County Health Care Agency to add 15 behavioral health beds and associated services at the Shelter. The primary focus of the BHBH funds is to assist individuals experiencing homelessness who have serious behavioral health conditions that prevent them from accessing resources and securing permanent housing. This increase brings the Shelter's total capacity to 100 beds. Additionally, Costa Mesa was selected as one of two cities by the CalOptima Board of Directors to receive their innovative Street Medicine Program, which delivers primary and behavioral health care to both sheltered and unsheltered homeless people.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the OC CoC with determining ESG allocations, evaluating the outcomes, or developing policies and procedures for administering the regional Homeless Management Information System (HMIS). However, as stated above, the City is an Access Point and active participant in the comprehensive, coordinated and regional Continuum of Care strategy in Orange County.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OCHA provided data regarding households receiving HUD rental assistance and regarding households on the waitlist for housing assistance.
2	Agency/Group/Organization	City of Costa Mesa
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments, commissions, Housing & Public Service Grants Committee, and City Council provided a variety of data and information. They also played a key role in identifying priorities for the allocation of HUD funds.
3	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments for Fair Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person Meetings/Workshops/Quarterly Reporting. Provided data regarding fair housing issues in the community and input regarding impediments to fair housing and assisted in developing action steps to address impediments to fair housing.
4	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly Reporting. Agency helped identify needs and assisted with the implementation of the City's homeless service/housing strategy with a focus on families with children experiencing homelessness.
5	Agency/Group/Organization	Project Hope Alliance
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly Reporting. Agency helped identify the needs of school-age children and provided input on the gaps in services for McKinney-Vento youth and their families.

6	Agency/Group/Organization	Trellis International
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provides help to seniors needing assistance with manual labor through their Labors of Love program and also provides staffing to our Community Impact Team that serves the needs of our homeless community. Agency provides quarterly reporting on the programs and services they provide to residents.
7	Agency/Group/Organization	HUMAN OPTIONS, INC.
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and provided input regarding the City's special needs populations, specifically domestic violence survivors.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made an effort to have an open consultation process. No agency/service type was knowingly excluded from the process.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders may contact the Economic & Development Services Department, Advanced Planning and Housing Division at 714-754-5678 or at hcd@costamesaca.gov.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	Provides regional and local point in time homeless survey data, development of the regional Plan to End Homelessness
City of Costa Mesa Housing Element	City of Costa Mesa	Provides housing priorities and program goals
City of Costa Mesa Capital Improvement Plan	City of Costa Mesa	Identifies priority capital improvement projects which may be CDBG-eligible
5-Yr. & 1-Yr. PHA Plan	Orange County Housing Authority	Identifies OCHA resources to address the housing needs of lower-income renter households in the County and City
Analysis of Impediments to Fair Housing	Orange County HUD Grantee Cities and the County of Orange	Countywide document that identifies fair housing impediments within participating cities and outlines a plan to address fair housing issues

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City has a monthly NHS meeting with City staff, representatives of service providers and nonprofit organizations, faith-based organizations and formerly homeless residents to discuss the City’s need, approach and strategy for outreach and support of individuals experiencing or at-risk of homelessness. The City’s Neighborhood Improvement Manager is a member of the CoC Community Forum, attends CoC Board Meetings as well as the Office of Care Coordination Housing Opportunities Committee and shares the information gained from these meetings and membership with the NHS. The Housing & Community Development Division works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the City to address the needs of Costa Mesa residents, including individuals experiencing chronic homelessness, at-risk families with children, seniors, veterans, unaccompanied youth, and persons who were recently experiencing

homelessness, but now live in permanent housing. To promote economic opportunities for low-income residents, the City partners with subrecipient nonprofit organizations providing career planning and job training for at-risk youth. Additionally, the City ensures that information is disseminated through appropriate channels to connect job opportunities for low-income individuals with HUD-assisted projects consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Costa Mesa’s Housing and Public Service Grants Committee meets twice a year with additional meetings scheduled on an as-needed basis. The committee helps promote community understanding of the activities funded by the U.S. Housing and Urban Development Department (HUD) and Community Development Block Grants (CDBG) with a focus on social service grants that serve low to moderate income persons. Every March, the Committee receives presentations from nonprofit organizations to determine which will receive CDBG funds in the upcoming fiscal year. Committee recommendations are then presented to the City Council in May. During the March meeting, nonprofit organizations provide information about the services they provide and the gaps in services that exist for Costa Mesa low-income residents and those experiencing homelessness in Costa Mesa. The Housing and Public Service Grants Committee meeting is a public meeting where citizen participation is encouraged during public comment. Members of the public have a second opportunity to participate in the planning process during the Public Hearing for the Annual Action Plan at City Council or by providing comment on the posted Draft Annual Action Plan during the 30-day comment period prior to the Public Hearing. As part of the City’s outreach efforts, information about the public comment period was shared on the City’s social media platforms and email subscription lists, and flyers were posted in public City facilities.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Housing and Public Services Grant Committee. 5 committee members in attendance, discussed priority public service needs (3/18/26)	8 representatives of nonprofit organizations spoke in support of grant applications submitted for CDBG funding	None	https://www.costamesaca.gov/government/commissions-and-committees/housing-and-public-service-grants-committee/agendas-and-minutes
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	30-day public comment period (4/3/26 - 5/5/26)	See Attachment 1		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	5/5/26 Regular City Council Meeting			
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	See Attachment 1			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City will receive an allocation of \$880,986 in CDBG funds and \$377,329.57 in HOME funds for FY 2026-2027. Additionally, \$172,881 in prior year uncommitted CDBG funds, \$634,668.68 in prior year unused HOME funds, and \$50,000 in HOME Program Income (PI) funds may be available for programming. The City's application for funds is in the federal Standard Form 424 (SF-424).

Fluctuations in CDBG and HOME funding make it difficult to estimate the amount available over the five years of the Consolidated Plan. Anticipated funds that may be available to implement the Consolidated Plan are remaining one-time HOME-ARP funds, Housing Authority

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(former redevelopment successor agency) funds, the general fund for the homeless shelter, and housing voucher/certificate resources via OCHA.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	880,986	0.00	172,881.31	1,053,867.31	2,700,000.00	Remainder estimate is based on an annual allocation of \$900,000.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	377,329.57	50,000.00	2,152,488.68	2,579,818.25	1,200,000.00	Remainder estimate is based on annual allocation of \$400,000.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For the foreseeable future, the City will continue to allocate General Fund and the local Housing Authority (as the City's Successor Agency) resources for homeless services. Additionally, the City has a partnership with Newport Beach to support the ongoing operations of the Bridge Shelter that was previously a vacant warehouse in 2019. CDBG funding was used for the rehabilitation of the warehouse in 2019. The City also has a small CalHome owner-occupied housing rehabilitation loan program. CalHome-funded rehab loans are leveraged with HOME funds, which provides a source of match for the City's HOME program. If available, the City will use CalHome to fund rehab loans during FY 2026- 2027. The CDBG program does not have a match requirement. Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources. An example of such a project is the Motel 6 Housing Project, a conversion from a 94-guest room motel into 87 permanent affordable housing units for veterans, senior citizens and other individuals previously experiencing homelessness. The project includes State funding from the California Department of Housing and Community Development (HCD) Homekey Program, VASH Vouchers and LMIHAF funds from OCHA, MHSA funds from Orange County, and American Rescue Plan Act (ARPA) funds from the City in addition to City HOME funding. The City closed on financing for this 87-unit Permanent Supportive Housing Project during FY 2022-2023 and leased-up the ten HOME units in FY 2023-2024. All 40 units included in the first phase of the project was leased up by the end of FY 2023-2024. Phase 2 of the project is currently under construction and is anticipated to be completed in May 2026. Phase 2 will add 46 units of general affordable housing for very low-income Costa Mesa seniors earning at or below 50% AMI. This project and similar projects provide additional sources of match for the City's HOME program. The final Action Plan containing the final adjusted funding allocations per City Council on May 5, 2026, to projects and activities will be posted in the Annual Action Plans section on the City's website at: Housing and Community Development | City of Costa Mesa (costamesa.gov)

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Costa Mesa is considered a built-out community with little vacant land available for new development. The City has begun to recycle land to accommodate growth. The City's Housing Element identifies City-owned and State-owned properties and considers various options for the sites. Development opportunities are identified in the Housing Element. The most recent Housing Element covers years 2021 through 2029 and includes updates to the development opportunities to address the needs identified in the Consolidated Plan. For example, the Housing Element identifies the City's Senior Center property as a potential opportunity for redevelopment to accommodate affordable housing units for seniors.

In addition, the Housing Element identifies the State's Fairview Developmental Center (FDC) site as a potential housing opportunity site. In December 2022, an agreement between the City and the State was signed which provided \$3.5 Million in State funds to the City for land use planning and zoning at the FDC site focused on accommodating housing for households at all income levels, with a priority for projects that provide housing for individuals with developmental disabilities. 5 rounds of Community Workshops (each round consisting of 2 in-person and 1 virtual meetings) as well as a range of Planning Commission and City Council meetings have been conducted for residents to provide input regarding community needs and values for the FDC site. In 2025, a series of Planning Commission meetings were held to refine the project description and land use plan and in October 2025, the City Council provided direction to begin the environmental review process and study up to 4,000 units. The City released the public draft FDC Specific Plan on March 16, 2026, for a 30-day public review period and began the 5th round Community Workshops to solicit community input. It is anticipated that the Draft Environmental Impact Report (EIR) will be released for the 45-day public review in May 2026 and that the Final FDC Specific Plan will be considered by the Planning Commission and City Council for final action in August-September 2026. More information can be found on the project website: fdcplan.com.

The City purchased a warehouse for the Bridge Shelter in 2019 to provide up to 72 emergency shelter beds for adult men and women experiencing homelessness. The shelter has since been expanded to accommodate 100 shelter beds. 30 of the 100 beds are assigned as "behavioral health beds" and provide clients with intensive behavioral health care services, further addressing the priority needs identified in the City's Consolidated Plan.

The City owns 30 units of deed-restricted affordable housing that is leased at affordable rents to households meeting income threshold requirements. The majority of these units are deed restricted at 50% AMI, with several units restricted at 35% AMI.

Discussion

Funding resources to implement the City's 2026-2027 Annual Action Plan are limited. For FY 2026-2027, the City anticipates receiving an allocation of \$880,986 in CDBG funds and \$377,329.57 in HOME funds.

Prior year funds and program income for CDBG and HOME are also available. HOME housing rehabilitation loan repayments have provided the City with additional funding in the past; however, this source of revenue is susceptible to the fluctuations of the economy and is unpredictable.

The City will continue to support OCHA's efforts to secure new rental assistance resources and provide HOME funded tenant based rental assistance as long as funding is available. For the foreseeable future the City will continue to support homeless service programs serving individuals with strong ties to Costa Mesa with local funds. City funds from Costa Mesa, Newport Beach and the State will be used to operate the homeless shelter.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation	2025	2029	Affordable Housing	Citywide CDBG Eligible Areas	Housing Preservation	CDBG: \$503,913.00 HOME: \$ \$493,081.44	Rental units constructed: 1 Household Housing Unit Homeowner Housing Rehabilitated: 22 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
2	Homeless Continuum of Care	2025	2029	Homeless	Citywide		CDBG: \$58,098.00 HOME: \$200,000.00	Tenant-based rental assistance / Rapid Rehousing: 63 Households Assisted Homeless Person Overnight Shelter: 28 Persons Assisted
3	Public Social Services	2025	2029	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$74,049.00 HOME: \$.00	Public service activities other than Low/Moderate Income Housing Benefit: 590 Persons Assisted
4	Program Administration	2025	2029	Program Administration	Citywide	Program Administration	CDBG: \$176,197.20 HOME: \$37,732.96	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation
	Goal Description	To provide decent and affordable housing through a variety of activities, including owner-occupied housing rehabilitation, code enforcement, and rental housing acquisition/rehabilitation
2	Goal Name	Homeless Continuum of Care
	Goal Description	To provide supportive services and housing assistance for persons experiencing homelessness and at risk of experiencing homelessness.
3	Goal Name	Public Social Services
	Goal Description	To provide services for low- and moderate-income persons and those with special needs.
4	Goal Name	Program Administration
	Goal Description	To provide administration of the CDBG and HOME programs, ensuring effective and efficient delivery of programs and services and complying with all HUD program requirements, including the provision of fair housing services.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City is allocating 80 percent of its non-administrative CDBG and HOME funds for FY 2026-2027 to projects and activities that benefit low- and moderate- income people throughout the City. 20 percent of anticipated CDBG funds will be earmarked for a future community capital improvement project to be identified through a competitive application process.

Projects

#	Project Name
1	CDBG Administration
2	CDBG Fair Housing
3	CDBG Housing Rehabilitation Administration
4	Families Forward
5	Human Options
6	Project Hope Alliance
7	StandUp for Kids OC
8	Dance 4 Joy Ministries
9	City of Costa Mesa Senior Social Services
10	CDBG Special Housing Code Enforcement
11	HOME Administration
12	HOME Affordable Housing (CHDO)
13	HOME Housing Rehabilitation
14	HOME Tenant Based Rental Assistance (TBRA)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City recognizes that special needs populations (i.e., seniors, disabled, and households with extremely low-income) are more likely to be at risk of experiencing homelessness because they have limited incomes and have other challenges that require housing and supportive services and considers services for these populations and for persons experiencing homelessness to be a high priority for funding. The primary obstacles to meeting the underserved needs of low- and moderate- income residents include a lack of funding from federal, state and local sources, and the high cost of housing

combined with the low vacancy rate in Costa Mesa and throughout Orange County.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	\$156,197.20
	Description	CDBG program administration and oversight
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	N/A
	Location Description	77 Fair Drive, Costa Mesa, CA
	Planned Activities	Program administration and oversight
2	Project Name	CDBG Fair Housing
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration/Fair Housing
	Funding	\$20,000
	Description	Fair housing outreach, education and enforcement services
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	186 individuals
	Location Description	Citywide

	Planned Activities	Community outreach, education, and enforcement of fair housing laws
3	Project Name	CDBG Housing Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Housing Preservation
	Funding	\$10,000
	Description	CDBG funds staff costs associated with the direct delivery of owner-occupied housing rehabilitation loans and grants
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	N/A
	Location Description	77 Fair Drive, Costa Mesa, CA
	Planned Activities	Staff costs associated with the delivery of housing rehabilitation loans and grants
4	Project Name	CDBG Housing Rehabilitation Grants Program
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Housing Preservation
	Funding	\$60,000
	Description	CDBG funds for housing rehabilitation grants
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	3 households
	Location Description	77 Fair Drive, Costa Mesa, CA

	Planned Activities	Homeowner housing rehabilitation grants to address property improvements and building code deficiencies
5	Project Name	Families Forward
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Services and Housing
	Funding	\$29,049.00
	Description	Housing Supportive Services
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	50 individuals
	Location Description	Citywide
	Planned Activities	The program will provide housing support services for homeless Costa Mesa families with children
6	Project Name	Human Options
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Services and Housing
	Funding	\$29,049.00
	Description	Transitional Housing and Support Services
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	28 individuals
	Location Description	Citywide

	Planned Activities	Transitional housing and support services for survivors of domestic violence
6	Project Name	Project Hope Alliance
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	\$29,049.00
	Description	Case management and wrap-around services for NMUSD students experiencing homelessness including one-on-one case management, mentoring, tutoring, college and FAFSA application assistance, job search assistance, basic needs support like food
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	90 individuals
	Location Description	Citywide
	Planned Activities	CDBG funds will support the salaries of program staff to provide one-on-one case management, mentoring, tutoring, college and FAFSA application assistance, and job search assistance
7	Project Name	Dance 4 Joy Ministries
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	\$15,000
	Description	Arts and cultural programming for children and working families from low- and moderate- income households.
	Target Date	06/30/2027

	Estimate the number/type of families that will benefit from the proposed activities	300 individuals
	Location Description	Citywide
	Planned Activities	CDBG will fund staff salaries and supplies to administer the program
9	Project Name	City of Costa Mesa Senior Social Services
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	\$30,000
	Description	Counseling and case management for seniors
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	200 seniors
	Location Description	Program available citywide but based out of the Costa Mesa Senior Center located at 695 W. 19th Street, Costa Mesa, CA.
	Planned Activities	Funding for counseling and case management for seniors
10	Project Name	CDBG Special Housing Code Enforcement
	Target Area	CDBG Eligible Areas
	Goals Supported	Housing Preservation
	Needs Addressed	Housing Preservation
	Funding	\$433,913
	Description	Enforcement of housing and building codes and connecting residents with housing-related resources
	Target Date	06/30/2027

	Estimate the number/type of families that will benefit from the proposed activities	200 Housing Units
	Location Description	77 Fair Drive, Costa Mesa, CA – City Hall
	Planned Activities	Inspection and enforcement of housing and building codes in CDBG eligible declining/deteriorating areas combined with connecting residents with housing-related resources to halt the decline of the area.
12	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	\$37,732.96
	Description	Home funds for program oversight and coordination
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	N/A
	Location Description	77 Fair Drive, Costa Mesa, CA
	Planned Activities	HOME Program Oversight and Coordination
13	Project Name	HOME Affordable Housing (CHDO)
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Housing Preservation
	Funding	\$56,599.44
	Description	HOME-CHDO funds will be awarded for eligible housing project (to be determined).
	Target Date	06/30/2027

	Estimate the number/type of families that will benefit from the proposed activities	1 housing unit. Goal entered for data input purposes only.
	Location Description	TBD
	Planned Activities	TBD
14	Project Name	HOME Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Housing Preservation
	Funding	\$436,482
	Description	HOME funds for owner-occupied housing rehabilitation loans and grants
	Target Date	06/30/2027
	Estimate the number/type of families that will benefit from the proposed activities	19 low- and moderate- income homeowners (1 loan and 18 grants)
	Location Description	Citywide
	Planned Activities	Housing rehabilitation loans and grants to address deferred property improvements and building code deficiencies
15	Project Name	HOME Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Services and Housing
	Funding	\$200,000
	Description	The City will use HOME funds for tenant based rental assistance to assist low-income residents with rental assistance to increase housing affordability
	Target Date	06/30/2027

Estimate the number/type of families that will benefit from the proposed activities	13 low-income households with minor children
Location Description	Citywide
Planned Activities	HOME funds will be used to provide tenant-based rental subsidies

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

67 percent of CDBG and HOME funds will focus on programs that serve eligible low-income residents regardless of where they live. The City's CDBG map is included as **Attachment 2**.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	67
CDBG Eligible Areas	33

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Code enforcement activities will be conducted in CDBG eligible areas, which is now about 54 percent of the City. As the City's CDBG-eligible areas tend to be older sections of the City, area-wide activities like code enforcement will help to improve and sustain these neighborhoods and encourage property owners to also invest in their properties.

Discussion

Refer to rationale above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During FY 2026-2027, proposed activities to be funded with CDBG and HOME funds will meet the housing needs of the following households:

One Year Goals for the Number of Households to be Supported	
Homeless	91
Non-Homeless	222
Special-Needs	1
Total	314

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	13
The Production of New Units	1
Rehab of Existing Units	19
Acquisition of Existing Units	0
Total	33

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will focus FY 2026-2027 HOME funds on the rehabilitation of existing owner-occupied housing units, TBRA program and affordable housing. While not the program's primary focus, some special-needs households (seniors and disabled) may be assisted during the year via the City's Housing Rehabilitation Program and the development of affordable housing. Since 2020, the City has allocated nearly \$2.7M to provide rapid rehousing and homelessness prevention services through City-wide rental assistance programs. It is anticipated that OCHA will continue to provide rental assistance to approximately 586 Costa Mesa renter households during FY 2026-2027.

The City Council of Costa Mesa has a goal to diversify, stabilize and increase housing to reflect community needs. To bring this goal into reality, the City previously contributed \$5,850,000, including \$1,500,000 in HOME funds, toward a Homekey motel conversion project to create 87 units of permanent affordable housing in Costa Mesa. That project is now known as Mesa Vista. A second Homekey project located in Costa Mesa was identified during the Homekey Round 3 funding period. The City approved an allocation of \$4,000,000 in LMIHAF and ARPA funds to a motel conversion project for the Travelodge North, located at 1400 Bristol Street. The City recently approved an allocation of \$350,000 HOME funds as additional gap financing for the project. When complete, the project will

provide an additional 76 units of permanent supportive housing in Costa Mesa. The City also approved an allocation of \$1,150,000 in HOME funds to Jamboree Housing to develop affordable senior housing at 695 W. 19th Street. The project will provide 69 affordable units, including 34 units to seniors experiencing homelessness, further meeting the goal of diversified, stabilized and increased housing for the Costa Mesa community.

The City has a partnership with Families Forward, an organization with an Affordable Housing Program that ends homelessness and safely houses approximately 50 extremely low-income individuals with ties to Costa Mesa each year. Families Forward owns 16 units across two developments in Costa Mesa. In FY 2023-2024 the City contributed \$850,000 in ARPA funds to their second affordable housing project, the Bungalows. This is an 8-unit affordable housing project for households with minor children. The first affordable housing project purchased by Families Forward in Costa Mesa in 2019 is also an 8-unit complex serving families with minor children. CDBG funds provide services to the residents of the affordable housing projects that Families Forward has in Costa Mesa.

Families Forward has a commitment to serving low-income families, ending homelessness and preserving affordable housing in Costa Mesa and throughout Orange County. Families Forward was chosen to be the administrator for the City of Costa Mesa's TBRA program in 2019 and continues to administer the TBRA program which helps approximately 10 families with children each year. In addition to providing affordable housing, Families Forward provides TBRA participants with supportive services and case management.

FY 2026-2027 HOME CHDO funds are included in the Annual Action Plan for Affordable Housing projects; however, no specific project has been identified at this time. The City is still working with eligible organizations to identify appropriate allocation for HOME CHDO funds for this fiscal year.

AP-60 Public Housing – 91.220(h)

Introduction

Costa Mesa does not own or manage public housing.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Not applicable.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As outlined in the 2025-2029 Consolidated Plan, the City's homelessness strategy is to support programs that prevent homelessness by providing safety net services. These programs will help households, especially extremely low-income households, maximize the amount of income they have available for housing. Additionally, both HUD and City resources will be allocated to provide access to a continuum of services, including the Costa Mesa Bridge Shelter and housing to assist those experiencing homelessness and with strong ties to the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Costa Mesa Network for Homeless Solutions (NHS) is a ten-person team who meet people where they are to forge genuine relationships, make connections to services, facilitate their transition into emergency shelter and, ultimately, permanent housing. The City funds its own street outreach and emergency shelter programs. Further, the City has allocated over \$11M over the past four (4) years to subsidize the acquisition and rehabilitation of affordable and supportive rental housing for people experiencing and at-risk of homelessness. Partnering agencies are CityNet, PATH (Orange County North and Central Service Planning Area (SPA) contracted outreach provider), Save Our Selves (SOS), Lighthouse Church, Mercy House, Trellis, Chrysalis, Project Hope Alliance, Meals on Wheels OC, Families Forward, Serving People In Need (SPIN), and Someone Cares Soup Kitchen.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City owns and operates a 100-bed emergency shelter, which includes 30 beds for individuals experiencing homelessness with behavioral health needs. The facility is funded in partnership with the City of Newport Beach. Mercy House, a nonprofit organization, is the Shelter Operator and Bracken's Kitchen, a nonprofit organization, operates the full-service commercial kitchen. Shelter partners are Mercy House, Bracken's Kitchen, Trellis, Orange County Housing Authority (OCHA), Santa Ana Housing Authority (SAHA), Anaheim Housing Authority (AHA) and Garden Grove Housing Authority (GGHA). The City utilized CDBG funds to repurpose a warehouse into the shelter facility in 2019. The Bridge Shelter annually assists roughly 250 unduplicated individuals with emergency shelter and associated services. Since 2021, the City has housed nearly 500 individuals through our street outreach and shelter programs.

FY 2026-2027 CDBG public services funding is allocated for a second step transitional housing program

through Human Options, an organization that serves domestic violence survivors.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Network for Homeless Solutions (NHS) includes a team of Outreach Workers, case managers at the 100-bed Costa Mesa Bridge Shelter, and the provision of affordable/supportive housing. Each one of these components seeks to engage with those experiencing homelessness to ensure full access to all available resources and a smooth transition into permanent housing. This constant engagement shortens the length of homelessness and ensures those that have secured permanent housing are able to thrive in their new environments. Since April 2019, the City of Costa Mesa has assisted 490 formerly homeless people to secure permanent housing. Additionally, the City utilizes HOME funds to provide tenant-based rental assistance to low and very-low-income households both experiencing and at-risk of homelessness. The City is committed to increasing access to affordable housing units through advocacy for and development of affordable and supportive housing units. The City's first Permanent Supportive Housing project filled 10-HOME funded units with formerly homeless residents. Phase 2 of this project includes 46 general affordable units for Costa Mesa seniors earning at or below 50% AMI. The City's second PSH project will house 76 total individuals, with 16 units exclusively for Costa Mesa residents who were experiencing homelessness. The Families Forward Bungalows affordable housing project continues to house 8 households with minor children. Lastly, the City recently awarded funding to Jamboree Housing to subsidize a 70-unit affordable housing project for seniors.

The City's COC partners include Mercy House, Families Forward, Illumination Foundation, Jamboree Housing, Trellis, CityNet, SPIN, Orange County Office of Care Coordination, Orange County Housing and Community Development, HUD, State HCD, and Orange County Housing Finance Trust. Additionally, the City has allocated the majority of its HOME-ARP grant funds for supportive services including legal services, case management services and outreach services for individuals experiencing or at risk of homelessness to prevent homelessness and/or shorten the period of time that individuals or families experience homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

The City's homeless strategy is based on the proposition that it is less expensive and disruptive for a household to remain housed in their existing home than to be rehoused. To this end, the City will focus its resources on agencies that provide various safety-net services to prevent households from becoming homeless. The City will support programs that provide low-cost meals, counseling, and employment/job skills development services for lower-income individuals. Safety-net services allow households to save a portion of income previously spent on food, clothes, etc. and preserve their housing. Additionally, the City has also used and continues to use (until funds are expended) CDBG-CV and ARPA funds to provide emergency rental assistance to low-income residents facing financial hardships as a result of the Coronavirus pandemic and its subsequent impact to the economy. Since 2020, the City has allocated nearly \$2.7M to provide rapid rehousing and homelessness prevention services through City-wide rental assistance programs.

Additionally, on November 7, 2023, the City Council adopted an urgency Ordinance for Just Cause Residential Tenant Protections. \$250,000 in ARPA funds were allocated to provide eviction and rental-related legal services including, but not limited to court filings, to enforce the eviction protection provisions of the Costa Mesa Municipal Code regarding unlawful acts in connection with no-fault just cause evictions. Three full-time equivalent (FTE) positions were added to implement, monitor and enforce the subject Ordinance including two community outreach workers. The City has implemented a Community Outreach and Education Plan to inform both owners and tenants of their rights regarding evictions as well as the resources available to them. The City funds Project Hope Alliance (PHA) with CDBG and HOME-ARP funds to provide on- and off-campus case management of homeless and at-risk Newport Mesa Unified School District (NMUSD) students and their families. The services provided by PHA are vital to preventing both current and future homelessness for Costa Mesa residents.

Discussion

The City has well-developed strategies to address homelessness in the community. These strategies include outreach and assessment services for homeless and chronic homeless individuals. Program staff will attempt to link individuals to appropriate housing, support services, and public assistance programs (e.g., VA benefits, SSI). To undertake this effort, the City partners with local nonprofit service providers and community-based volunteers. Based on assessments, individuals or households are referred to appropriate housing/service providers. City staff will coordinate the delivery of services and housing with providers to reduce the number of homeless individuals in the community. Both HUD and City funds will be used to carry out these activities, including outreach, emergency shelter, and the provision of affordable and supportive housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A strategy to address barriers to affordable housing and actions to overcome these barriers is provided in the City's Housing Element and Consolidated Plan. The current Housing Element covers the eight-year planning cycle of 2021-2029 and provides updated strategies to address barriers to affordable housing since the completion of the consolidated planning process. The City will continue efforts to address these barriers, incorporating the updated strategies, during the 2026-2027 Program Year.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

The City's Housing Element outlines the City's plan to address barriers to affordable housing. The City of Costa Mesa followed certain “guiding principles” in developing its approach and strategy for accommodating future housing growth. These guiding principles assist with implementation of the housing goals, policies and programs and will aid overall decision making. The guiding principles are rooted in community engagement and local knowledge and input into the planning process. The guiding principles are as follows:

The City's NWWAB rezoning efforts plan for future housing primarily along major commercial, industrial, and mixed-use corridors within Costa Mesa that are compatible with growth, while preserving established residential neighborhoods. More information on this effort can be found at www.costamesaneighborhoods.com.

Each neighborhood, community, and district within Costa Mesa has its own unique characteristics and needs. Future housing growth will build upon Costa Mesa's history and complement the diversity and unique characteristics that already exist within each area.

The City will plan for a diverse range of housing forms, types, and densities to address the housing needs of an inclusive and diverse community and provide housing opportunities that meet the needs of all residents, including low-income households, seniors, multi-generational families, larger households, and special needs groups.

HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly based on protected classes. In 2025 the City collaborated with Orange County and other cities in the County to develop an updated Orange County Regional Assessment of Fair Housing for FY 2025-26 through FY 2029-30 and is actively working toward the fair housing goals identified in the assessment for the City of Costa Mesa.

AP-85 Other Actions – 91.220(k)

Introduction:

As outlined in the City's Consolidated Plan, the City will implement the following actions during FY 2026-2027 to address the "Other Actions" or sub-strategies identified in the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City will allocate a portion of its CDBG and HOME funds for activities that address the housing and service needs of the elderly and lower-income households. The City's housing rehabilitation program assists elderly and lower-income homeowners in improving their residences to address specific household needs. Additionally, the City will encourage and support OCHA's efforts to obtain additional rental assistance funding, especially for senior and low-income households. OCHA reports that as of March 2026, 411 Costa Mesa households received rental housing assistance. This includes 73 households with at least one person with a disability, 300 households with at least one elderly person, and 38 family households.

Actions planned to foster and maintain affordable housing

The City of Costa Mesa has identified the actions it will undertake during FY 2026-2027 to foster and maintain affordable housing. The Annual Action Plan identified programs such as Owner-Occupied Housing Rehabilitation assistance as the means to maintain and improve housing currently available to low- and moderate-income residents. By providing deferred payment loans and grants, lower-income households can rehabilitate their residence to meet basic housing quality standards and incur zero or minimal additional housing costs. An estimated 19 housing units will be assisted with HOME funds during FY 2026-2027. Additionally, the City has allocated HOME CHDO funds to accommodate a potential housing project. The City awarded \$1,150,000 in HOME funds to Jamboree Housing to develop affordable housing for low-income seniors. The project will develop 69 affordable units of which 34 will be for seniors experiencing homelessness and 35 units for seniors with incomes at or below 60 percent of the area median income. The City also awarded \$350,000 in HOME funds to American Family Housing to develop 76 units of permanent supportive housing.

Actions planned to reduce lead-based paint hazards

Based on past housing rehabilitation program statistics, only a small percentage of housing units rehabilitated with City resources contain lead-paint hazards. To ensure compliance with all current HUD lead-based paint regulations, all housing units constructed before 1978, which are rehabilitated with City resources, will be tested for lead-paint hazards. If needed, additional grant funds may be allocated

to a project to ensure all lead-based hazards are mitigated.

Actions planned to reduce the number of poverty-level families

The City will assist programs and services that combat poverty. During FY 2026-2027, the City will fund the following activities to support the implementation of this strategy:

Implement housing programs (including housing rehabilitation assistance) for lower-income senior and disabled homeowners;

Support rental assistance programs provided by the OCHA for very low-income renters and provide tenant based rental assistance to residents who are severely rent burdened;

Support services for individuals presently housed but at risk of losing their residence. Also, assist those already homeless in need of shelter and continue coordinating services with nonprofit partners;

Support safety-net public services programs to improve the quality of life for seniors, youth, disabled, homeless, and other populations that may be severely impacted by the cost of living in the region; and

Support the development of affordable housing to provide stable affordable housing for households with low income.

Actions planned to develop institutional structure

The City has made efforts to establish an institutional structure to help identify and access resources to improve the community. For example, the City will continue to work with nonprofit entities to deliver public services. As a member of the Orange County Continuum of Care Community Forum, the City will provide critical information to the County of Orange to prepare the County's Continuum of Care Homeless Assistance grant application to HUD. Costa Mesa will also continue to fund activities that help address gaps and needs in the regional system of care. Finally, the City will continue to assist the Orange County Housing Authority in implementing its Five-year PHA plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Costa Mesa does not operate public housing. The Orange County Housing Authority provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare a five-year and a one-year plan that highlights its mission, goals and objectives related to public and assisted housing programs. The City will review the Authority's plans and provide OCHA the opportunity to review and consult with the City regarding its Consolidated Plan/Annual Action Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents. Ongoing

consultation with local nonprofits also assists the City in coordinating housing services.

Discussion:

Refer to responses above.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City is not proposing to utilize HOME funds in a form that is not delineated in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has not and does not plan to utilize HOME funds for homebuyer assistance; however, if funds are redirected to such a program, steps will be taken to ensure program guidelines comply with the applicable resale and recapture regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The applicable loan agreement(s) for applicable project(s) will be prepared to comply with the resale/recapture requirements delineated in 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Program staff will ensure that all applicable program policies are followed for applicable project(s), including establishing refinancing guidelines.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

The City will meet the CDBG Program's overall 70% benefit for low- and moderate-income requirement over three program years: 2026-2027, 2027-2028, and 2028-2029.

With respect to HOME affordable homeownership limits for the area (i.e., 95 percent of the median area purchase price as set forth in 24 CFR 92.254(a)(2)(iii), the City will utilize HUD's HOME affordable homeownership limits for its HOME-funded mobile home rehabilitation program. For single-family, owner-occupied housing rehabilitation, the City conducted a survey in order to establish a maximum property value that is reflective of the local market median home purchase prices, which exceed HUD's published limit. This information is provided as **Attachment 3** of the Annual Action Plan.

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ATTACHMENT 2

SUMMARY OF PUBLIC COMMENTS

March 18, 2026 Housing & Public Service Grant Committee

The H&PSG Committee held an in-person meeting to obtain additional public comments regarding CDBG public service grants, and to develop funding recommendations. No written comments were received.

Internet/Social Media Outreach

TBD

30—Day Public Comment Period

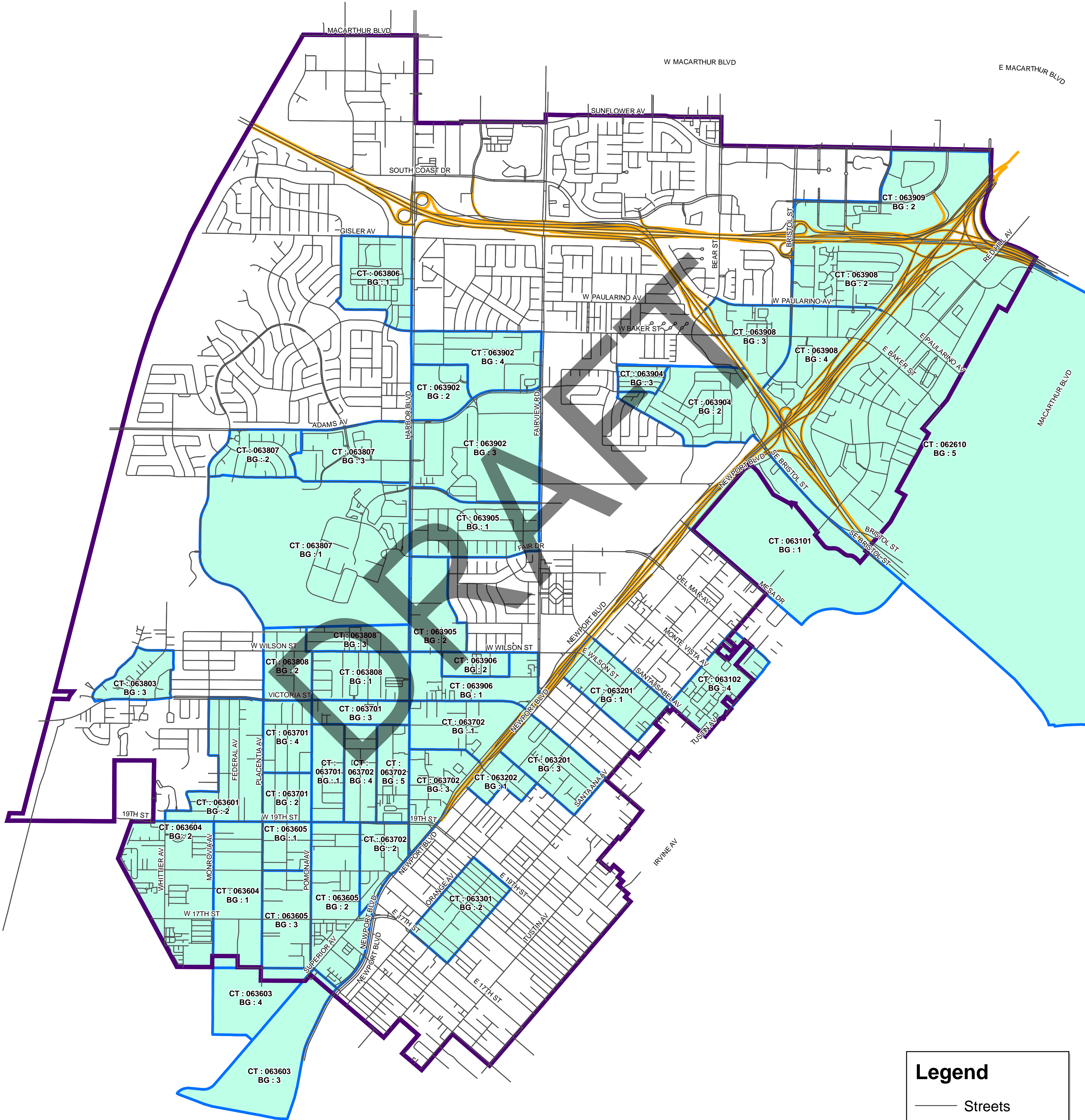
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May 5, 2026 Public Hearing

TBD

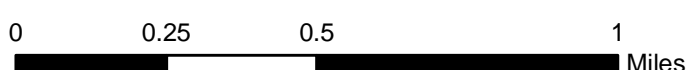
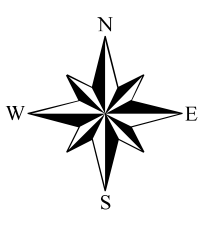
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Legend

- Streets
- City Boundary
- City Freeways
- CDBG 2025





CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ECONOMIC AND DEVELOPMENT
SERVICES DEPARTMENT

May 5, 2026

Ms. Irene Muro, Community Planning & Development Representative
HUD Los Angeles Field Office
U.S. Dept. of Housing & Urban Development
Office of Community Planning and Development
300 N. Los Angeles Street, Suite #4054
Los Angeles, CA 90012

SUBJECT: HOME Investment Partnership (HOME) Program Request to Increase Median Area Purchase Price Limit

Dear Ms. Muro:

The City of Costa Mesa is submitting a request to increase the Median Area Purchase Price Limit as part of its 2026-2027 Action Plan. In lieu of the limit provided by the U.S. Department of Housing & Urban Development (HUD) for FY 2025, the City is requesting permission to use an increased limit of \$1,543,750.

The City conducted its local market survey using data supplied by **Orange Coast Title Company**, which is based on information from the database of the Orange County Recorder and Assessor's offices. We have found this source to be accurate and reliable. The following are the steps used in the methodology:

1. Sales data on all single-family home sales, March 1, 2025 through February 28, 2026 in the City of Costa Mesa compiled in ascending order of sales price. Data includes the address of the listed properties, sales value, parcel number and date of sale.
2. Pursuant to 24 CFR 92.254(2)(iii), the length of the reporting period is dependent upon the volume of existing home sales in the City. If sales were 250 or less per month in the most recent 12 months, then a minimum of a 3-month survey is used. Based on the attached report, the median home price was \$1,625,000 and 95% of this property value is \$1,543,750.
3. Methodology for Costa Mesa adjusted home limit increase request:
Median Sales Price for 493 sales: $\frac{N+1}{2} = \$1,625,000$

Single Family Unit: \$1,625,000 (95%) = \$1,543,750

If you have any questions, please contact Nancy Sa of the Housing and Community Development Office at 714-754-5678 or nancy.sa@costamesaca.gov.

Sincerely,

Carrie Tai
Director of Economic and Development Services

Attachment: Survey

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92626	Single Family Residential	\$100,000	5/30/2025	139-135-07
Costa Mesa	CA	92627	Single Family Residential	\$140,500	5/19/2025	419-171-16
Costa Mesa	CA	92626	Single Family Residential	\$283,500	7/1/2025	412-063-05
Costa Mesa	CA	92627	Single Family Residential	\$680,000	8/6/2025	439-292-01
Costa Mesa	CA	92626	Single Family Residential	\$699,000	2/6/2026	418-145-19
Costa Mesa	CA	92626	Single Family Residential	\$700,000	11/7/2025	419-165-30
Costa Mesa	CA	92626	Single Family Residential	\$715,000	2/5/2026	418-082-24
Costa Mesa	CA	92626	Single Family Residential	\$730,000	5/2/2025	418-145-06
Costa Mesa	CA	92626	Single Family Residential	\$745,000	2/17/2026	419-165-17
Costa Mesa	CA	92626	Single Family Residential	\$765,500	9/19/2025	418-083-06
Costa Mesa	CA	92627	Single Family Residential	\$775,000	7/22/2025	422-143-03
Costa Mesa	CA	92627	Single Family Residential	\$775,000	9/17/2025	422-362-03
Costa Mesa	CA	92627	Single Family Residential	\$796,500	5/21/2025	419-013-32
Costa Mesa	CA	92626	Single Family Residential	\$800,000	1/7/2026	141-592-07
Costa Mesa	CA	92627	Single Family Residential	\$815,000	11/20/2025	419-013-01
Costa Mesa	CA	92626	Single Family Residential	\$840,000	11/4/2025	419-164-19
Costa Mesa	CA	92627	Single Family Residential	\$840,000	1/27/2026	422-141-09
Costa Mesa	CA	92626	Single Family Residential	\$845,000	8/7/2025	419-162-69
Costa Mesa	CA	92626	Single Family Residential	\$849,000	1/8/2026	418-082-25
Costa Mesa	CA	92627	Single Family Residential	\$870,000	6/25/2025	419-013-29
Costa Mesa	CA	92626	Single Family Residential	\$874,000	8/25/2025	418-082-44
Costa Mesa	CA	92627	Single Family Residential	\$878,000	12/16/2025	422-076-04
Costa Mesa	CA	92626	Single Family Residential	\$880,000	3/17/2025	419-162-79
Costa Mesa	CA	92626	Single Family Residential	\$880,000	7/8/2025	419-164-75
Costa Mesa	CA	92627	Single Family Residential	\$880,000	10/21/2025	439-292-23
Costa Mesa	CA	92627	Single Family Residential	\$880,000	1/5/2026	419-043-40
Costa Mesa	CA	92626	Single Family Residential	\$897,000	4/17/2025	418-145-26
Costa Mesa	CA	92627	Single Family Residential	\$900,000	6/2/2025	439-172-32
Costa Mesa	CA	92627	Single Family Residential	\$910,000	11/3/2025	422-092-01
Costa Mesa	CA	92627	Single Family Residential	\$956,500	4/16/2025	422-464-12
Costa Mesa	CA	92626	Single Family Residential	\$975,000	6/26/2025	141-022-38
Costa Mesa	CA	92626	Single Family Residential	\$1,000,000	4/28/2025	139-193-26
Costa Mesa	CA	92626	Single Family Residential	\$1,000,000	9/19/2025	139-092-05
Costa Mesa	CA	92627	Single Family Residential	\$1,000,000	12/5/2025	117-213-05
Costa Mesa	CA	92627	Single Family Residential	\$1,010,000	5/5/2025	422-532-26
Costa Mesa	CA	92627	Single Family Residential	\$1,015,000	10/28/2025	419-241-04
Costa Mesa	CA	92626	Single Family Residential	\$1,025,000	8/12/2025	141-522-08
Costa Mesa	CA	92627	Single Family Residential	\$1,029,000	1/6/2026	422-232-11
Costa Mesa	CA	92627	Single Family Residential	\$1,040,000	12/12/2025	422-171-13
Costa Mesa	CA	92627	Single Family Residential	\$1,050,000	3/14/2025	422-512-12
Costa Mesa	CA	92627	Single Family Residential	\$1,050,000	1/9/2026	424-173-05
Costa Mesa	CA	92627	Single Family Residential	\$1,051,000	9/15/2025	439-143-11
Costa Mesa	CA	92626	Single Family Residential	\$1,052,500	9/29/2025	139-052-23
Costa Mesa	CA	92626	Single Family Residential	\$1,055,000	7/25/2025	418-082-18
Costa Mesa	CA	92627	Single Family Residential	\$1,075,000	9/8/2025	422-104-20
Costa Mesa	CA	92627	Single Family Residential	\$1,080,000	5/5/2025	426-244-11
Costa Mesa	CA	92627	Single Family Residential	\$1,080,000	5/20/2025	419-172-06
Costa Mesa	CA	92626	Single Family Residential	\$1,080,000	11/21/2025	139-515-54
Costa Mesa	CA	92627	Single Family Residential	\$1,081,000	3/20/2025	422-013-08
Costa Mesa	CA	92626	Single Family Residential	\$1,088,000	10/7/2025	141-522-11
Costa Mesa	CA	92626	Single Family Residential	\$1,090,000	11/12/2025	141-412-34
Costa Mesa	CA	92627	Single Family Residential	\$1,100,000	5/1/2025	422-141-14
Costa Mesa	CA	92626	Single Family Residential	\$1,100,000	5/14/2025	141-166-01
Costa Mesa	CA	92626	Single Family Residential	\$1,125,000	6/2/2025	139-515-43

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92626	Single Family Residential	\$1,137,000	4/11/2025	141-723-12
Costa Mesa	CA	92627	Single Family Residential	\$1,150,000	6/3/2025	439-141-02
Costa Mesa	CA	92627	Single Family Residential	\$1,150,000	6/20/2025	422-012-19
Costa Mesa	CA	92627	Single Family Residential	\$1,150,000	10/6/2025	425-205-05
Costa Mesa	CA	92626	Single Family Residential	\$1,150,000	10/10/2025	141-545-02
Costa Mesa	CA	92627	Single Family Residential	\$1,165,000	6/2/2025	422-172-02
Costa Mesa	CA	92627	Single Family Residential	\$1,165,000	9/30/2025	422-463-09
Costa Mesa	CA	92626	Single Family Residential	\$1,170,000	4/14/2025	418-082-20
Costa Mesa	CA	92626	Single Family Residential	\$1,185,000	9/23/2025	141-046-02
Costa Mesa	CA	92626	Single Family Residential	\$1,191,500	1/27/2026	141-532-07
Costa Mesa	CA	92627	Single Family Residential	\$1,195,000	4/16/2025	422-093-23
Costa Mesa	CA	92627	Single Family Residential	\$1,195,000	5/22/2025	439-412-06
Costa Mesa	CA	92626	Single Family Residential	\$1,195,000	7/21/2025	141-231-26
Costa Mesa	CA	92626	Single Family Residential	\$1,200,000	4/8/2025	139-091-11
Costa Mesa	CA	92627	Single Family Residential	\$1,200,000	6/10/2025	426-244-13
Costa Mesa	CA	92627	Single Family Residential	\$1,200,000	7/14/2025	424-332-24
Costa Mesa	CA	92627	Single Family Residential	\$1,200,000	7/28/2025	439-151-58
Costa Mesa	CA	92627	Single Family Residential	\$1,212,500	12/11/2025	422-181-04
Costa Mesa	CA	92627	Single Family Residential	\$1,215,000	11/7/2025	439-264-01
Costa Mesa	CA	92627	Single Family Residential	\$1,220,000	11/13/2025	422-423-18
Costa Mesa	CA	92627	Single Family Residential	\$1,225,000	3/3/2025	422-503-22
Costa Mesa	CA	92627	Single Family Residential	\$1,225,000	4/29/2025	425-416-03
Costa Mesa	CA	92626	Single Family Residential	\$1,225,000	6/16/2025	139-135-17
Costa Mesa	CA	92627	Single Family Residential	\$1,225,000	8/11/2025	422-473-13
Costa Mesa	CA	92627	Single Family Residential	\$1,225,000	9/24/2025	422-153-16
Costa Mesa	CA	92626	Single Family Residential	\$1,225,000	11/24/2025	139-611-24
Costa Mesa	CA	92627	Single Family Residential	\$1,225,000	12/26/2025	422-464-11
Costa Mesa	CA	92626	Single Family Residential	\$1,230,000	10/14/2025	412-112-05
Costa Mesa	CA	92626	Single Family Residential	\$1,230,000	1/23/2026	141-042-03
Costa Mesa	CA	92627	Single Family Residential	\$1,233,500	3/12/2025	439-293-06
Costa Mesa	CA	92626	Single Family Residential	\$1,233,500	4/30/2025	139-072-16
Costa Mesa	CA	92627	Single Family Residential	\$1,235,000	6/9/2025	422-153-12
Costa Mesa	CA	92626	Single Family Residential	\$1,237,000	1/2/2026	141-231-18
Costa Mesa	CA	92627	Single Family Residential	\$1,239,000	8/18/2025	439-141-31
Costa Mesa	CA	92626	Single Family Residential	\$1,240,000	11/10/2025	141-652-59
Costa Mesa	CA	92627	Single Family Residential	\$1,247,000	6/2/2025	439-143-16
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	4/25/2025	422-352-23
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	5/1/2025	422-361-06
Costa Mesa	CA	92626	Single Family Residential	\$1,250,000	5/22/2025	412-111-01
Costa Mesa	CA	92626	Single Family Residential	\$1,250,000	6/18/2025	139-181-47
Costa Mesa	CA	92626	Single Family Residential	\$1,250,000	9/16/2025	141-301-04
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	10/24/2025	422-523-17
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	10/31/2025	422-181-31
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	2/13/2026	422-362-06
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	2/13/2026	422-521-32
Costa Mesa	CA	92627	Single Family Residential	\$1,250,000	2/24/2026	422-431-18
Costa Mesa	CA	92626	Single Family Residential	\$1,255,000	4/11/2025	141-041-02
Costa Mesa	CA	92626	Single Family Residential	\$1,255,000	10/31/2025	139-212-09
Costa Mesa	CA	92627	Single Family Residential	\$1,270,000	12/8/2025	439-143-09
Costa Mesa	CA	92627	Single Family Residential	\$1,270,000	1/2/2026	439-141-30
Costa Mesa	CA	92626	Single Family Residential	\$1,273,000	4/11/2025	141-323-02
Costa Mesa	CA	92627	Single Family Residential	\$1,275,000	11/25/2025	422-472-05
Costa Mesa	CA	92627	Single Family Residential	\$1,277,000	12/22/2025	439-141-40
Costa Mesa	CA	92627	Single Family Residential	\$1,280,000	8/15/2025	422-134-06

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92626	Single Family Residential	\$1,295,000	3/7/2025	141-562-31
Costa Mesa	CA	92626	Single Family Residential	\$1,300,000	3/24/2025	419-131-06
Costa Mesa	CA	92627	Single Family Residential	\$1,300,000	4/28/2025	439-293-04
Costa Mesa	CA	92626	Single Family Residential	\$1,300,000	4/29/2025	141-232-04
Costa Mesa	CA	92627	Single Family Residential	\$1,300,000	6/2/2025	422-464-04
Costa Mesa	CA	92626	Single Family Residential	\$1,300,000	1/2/2026	141-022-32
Costa Mesa	CA	92626	Single Family Residential	\$1,300,000	2/27/2026	139-572-10
Costa Mesa	CA	92627	Single Family Residential	\$1,305,000	4/28/2025	439-143-03
Costa Mesa	CA	92626	Single Family Residential	\$1,307,000	2/19/2026	141-614-18
Costa Mesa	CA	92626	Single Family Residential	\$1,308,000	6/6/2025	141-322-09
Costa Mesa	CA	92627	Single Family Residential	\$1,308,000	6/6/2025	422-464-08
Costa Mesa	CA	92626	Single Family Residential	\$1,320,000	9/25/2025	141-133-30
Costa Mesa	CA	92627	Single Family Residential	\$1,325,000	7/3/2025	422-521-22
Costa Mesa	CA	92626	Single Family Residential	\$1,325,000	7/7/2025	419-054-04
Costa Mesa	CA	92626	Single Family Residential	\$1,325,000	2/4/2026	141-751-34
Costa Mesa	CA	92626	Single Family Residential	\$1,325,000	2/13/2026	141-593-12
Costa Mesa	CA	92627	Single Family Residential	\$1,326,500	11/7/2025	422-494-03
Costa Mesa	CA	92626	Single Family Residential	\$1,330,000	9/29/2025	141-162-11
Costa Mesa	CA	92626	Single Family Residential	\$1,335,000	3/20/2025	141-303-17
Costa Mesa	CA	92627	Single Family Residential	\$1,338,000	6/13/2025	424-332-11
Costa Mesa	CA	92627	Single Family Residential	\$1,345,000	12/15/2025	424-181-07
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	5/5/2025	412-104-28
Costa Mesa	CA	92627	Single Family Residential	\$1,350,000	5/30/2025	422-352-04
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	6/5/2025	139-172-20
Costa Mesa	CA	92627	Single Family Residential	\$1,350,000	9/15/2025	439-293-07
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	9/24/2025	141-462-13
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	11/25/2025	141-021-06
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	11/26/2025	139-084-08
Costa Mesa	CA	92627	Single Family Residential	\$1,350,000	12/12/2025	422-533-03
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	12/22/2025	141-474-14
Costa Mesa	CA	92627	Single Family Residential	\$1,350,000	2/13/2026	426-244-21
Costa Mesa	CA	92626	Single Family Residential	\$1,350,000	2/27/2026	141-461-06
Costa Mesa	CA	92626	Single Family Residential	\$1,355,000	7/29/2025	139-271-27
Costa Mesa	CA	92626	Single Family Residential	\$1,355,000	12/19/2025	141-441-11
Costa Mesa	CA	92627	Single Family Residential	\$1,355,000	2/18/2026	422-523-19
Costa Mesa	CA	92626	Single Family Residential	\$1,356,000	8/1/2025	412-183-40
Costa Mesa	CA	92627	Single Family Residential	\$1,360,000	5/29/2025	422-505-25
Costa Mesa	CA	92627	Single Family Residential	\$1,360,000	8/25/2025	422-325-08
Costa Mesa	CA	92627	Single Family Residential	\$1,360,000	1/23/2026	422-071-14
Costa Mesa	CA	92627	Single Family Residential	\$1,364,000	2/11/2026	425-334-03
Costa Mesa	CA	92627	Single Family Residential	\$1,365,000	12/12/2025	422-471-03
Costa Mesa	CA	92626	Single Family Residential	\$1,365,000	12/23/2025	141-431-07
Costa Mesa	CA	92626	Single Family Residential	\$1,367,000	1/21/2026	141-431-13
Costa Mesa	CA	92627	Single Family Residential	\$1,370,000	3/3/2025	424-312-07
Costa Mesa	CA	92627	Single Family Residential	\$1,370,000	1/16/2026	424-212-29
Costa Mesa	CA	92626	Single Family Residential	\$1,375,000	5/9/2025	139-572-02
Costa Mesa	CA	92627	Single Family Residential	\$1,375,000	8/12/2025	439-142-02
Costa Mesa	CA	92627	Single Family Residential	\$1,378,000	12/31/2025	422-441-08
Costa Mesa	CA	92626	Single Family Residential	\$1,381,000	10/31/2025	412-183-06
Costa Mesa	CA	92626	Single Family Residential	\$1,383,500	11/18/2025	141-455-05
Costa Mesa	CA	92626	Single Family Residential	\$1,385,000	4/24/2025	141-572-06
Costa Mesa	CA	92626	Single Family Residential	\$1,390,000	2/23/2026	141-521-16
Costa Mesa	CA	92627	Single Family Residential	\$1,395,000	3/12/2025	419-084-22
Costa Mesa	CA	92626	Single Family Residential	\$1,395,000	6/13/2025	141-391-13

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92627	Single Family Residential	\$1,395,000	2/10/2026	419-021-19
Costa Mesa	CA	92626	Single Family Residential	\$1,399,000	12/22/2025	412-063-08
Costa Mesa	CA	92626	Single Family Residential	\$1,400,000	3/19/2025	139-085-04
Costa Mesa	CA	92626	Single Family Residential	\$1,400,000	8/20/2025	141-382-09
Costa Mesa	CA	92626	Single Family Residential	\$1,400,000	9/18/2025	139-612-21
Costa Mesa	CA	92626	Single Family Residential	\$1,400,000	10/15/2025	139-154-02
Costa Mesa	CA	92626	Single Family Residential	\$1,410,000	3/25/2025	141-411-19
Costa Mesa	CA	92627	Single Family Residential	\$1,410,000	8/26/2025	439-441-10
Costa Mesa	CA	92626	Single Family Residential	\$1,410,000	12/9/2025	412-051-11
Costa Mesa	CA	92626	Single Family Residential	\$1,412,500	9/22/2025	141-072-13
Costa Mesa	CA	92626	Single Family Residential	\$1,415,000	12/12/2025	141-751-16
Costa Mesa	CA	92626	Single Family Residential	\$1,420,000	7/14/2025	412-212-34
Costa Mesa	CA	92626	Single Family Residential	\$1,420,000	10/1/2025	412-051-33
Costa Mesa	CA	92626	Single Family Residential	\$1,423,000	8/25/2025	139-283-02
Costa Mesa	CA	92626	Single Family Residential	\$1,425,000	10/27/2025	139-294-14
Costa Mesa	CA	92626	Single Family Residential	\$1,425,000	11/26/2025	139-284-33
Costa Mesa	CA	92626	Single Family Residential	\$1,425,000	2/10/2026	418-081-50
Costa Mesa	CA	92626	Single Family Residential	\$1,430,000	9/12/2025	418-051-11
Costa Mesa	CA	92626	Single Family Residential	\$1,430,000	11/17/2025	412-181-05
Costa Mesa	CA	92627	Single Family Residential	\$1,450,000	3/31/2025	424-393-25
Costa Mesa	CA	92626	Single Family Residential	\$1,450,000	5/21/2025	139-223-23
Costa Mesa	CA	92627	Single Family Residential	\$1,450,000	6/26/2025	424-262-02
Costa Mesa	CA	92627	Single Family Residential	\$1,450,000	2/25/2026	439-203-03
Costa Mesa	CA	92627	Single Family Residential	\$1,455,000	7/3/2025	419-011-11
Costa Mesa	CA	92626	Single Family Residential	\$1,455,000	11/5/2025	139-043-40
Costa Mesa	CA	92626	Single Family Residential	\$1,460,000	5/27/2025	139-072-07
Costa Mesa	CA	92627	Single Family Residential	\$1,465,000	2/5/2026	419-172-16
Costa Mesa	CA	92626	Single Family Residential	\$1,475,000	3/27/2025	141-633-37
Costa Mesa	CA	92626	Single Family Residential	\$1,475,000	4/23/2025	139-402-23
Costa Mesa	CA	92626	Single Family Residential	\$1,476,500	7/2/2025	139-293-03
Costa Mesa	CA	92626	Single Family Residential	\$1,480,000	7/31/2025	412-105-09
Costa Mesa	CA	92626	Single Family Residential	\$1,480,000	9/25/2025	141-411-13
Costa Mesa	CA	92627	Single Family Residential	\$1,488,000	11/10/2025	422-221-06
Costa Mesa	CA	92626	Single Family Residential	\$1,490,000	7/31/2025	419-134-05
Costa Mesa	CA	92626	Single Family Residential	\$1,490,000	9/9/2025	141-521-61
Costa Mesa	CA	92627	Single Family Residential	\$1,495,000	6/3/2025	422-481-01
Costa Mesa	CA	92627	Single Family Residential	\$1,500,000	3/17/2025	426-122-11
Costa Mesa	CA	92626	Single Family Residential	\$1,500,000	5/21/2025	141-381-13
Costa Mesa	CA	92626	Single Family Residential	\$1,500,000	6/23/2025	412-182-26
Costa Mesa	CA	92627	Single Family Residential	\$1,500,000	7/16/2025	426-065-08
Costa Mesa	CA	92627	Single Family Residential	\$1,500,000	10/24/2025	422-521-15
Costa Mesa	CA	92627	Single Family Residential	\$1,500,000	12/31/2025	426-213-11
Costa Mesa	CA	92626	Single Family Residential	\$1,505,000	3/28/2025	141-465-04
Costa Mesa	CA	92626	Single Family Residential	\$1,510,000	10/27/2025	412-371-06
Costa Mesa	CA	92626	Single Family Residential	\$1,518,000	6/30/2025	141-563-10
Costa Mesa	CA	92626	Single Family Residential	\$1,519,000	8/14/2025	141-441-42
Costa Mesa	CA	92626	Single Family Residential	\$1,525,000	1/14/2026	418-022-04
Costa Mesa	CA	92627	Single Family Residential	\$1,529,000	5/22/2025	426-193-09
Costa Mesa	CA	92626	Single Family Residential	\$1,530,000	3/3/2025	139-153-16
Costa Mesa	CA	92626	Single Family Residential	\$1,530,000	3/7/2025	412-104-12
Costa Mesa	CA	92626	Single Family Residential	\$1,530,000	8/11/2025	139-191-02
Costa Mesa	CA	92627	Single Family Residential	\$1,534,000	4/2/2025	422-522-11
Costa Mesa	CA	92627	Single Family Residential	\$1,535,000	4/4/2025	422-473-15
Costa Mesa	CA	92626	Single Family Residential	\$1,535,000	12/1/2025	139-151-10

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92627	Single Family Residential	\$1,543,000	12/5/2025	424-311-24
Costa Mesa	CA	92626	Single Family Residential	\$1,550,000	3/27/2025	139-211-05
Costa Mesa	CA	92626	Single Family Residential	\$1,550,000	6/24/2025	139-134-18
Costa Mesa	CA	92626	Single Family Residential	\$1,550,000	7/16/2025	141-671-35
Costa Mesa	CA	92626	Single Family Residential	\$1,550,000	7/21/2025	139-479-09
Costa Mesa	CA	92626	Single Family Residential	\$1,550,000	8/4/2025	412-212-35
Costa Mesa	CA	92627	Single Family Residential	\$1,552,500	11/17/2025	426-215-04
Costa Mesa	CA	92626	Single Family Residential	\$1,568,000	4/23/2025	139-212-17
Costa Mesa	CA	92627	Single Family Residential	\$1,570,000	7/11/2025	422-054-03
Costa Mesa	CA	92626	Single Family Residential	\$1,575,000	7/3/2025	141-652-78
Costa Mesa	CA	92626	Single Family Residential	\$1,575,000	9/25/2025	139-102-26
Costa Mesa	CA	92626	Single Family Residential	\$1,575,000	2/17/2026	139-073-34
Costa Mesa	CA	92626	Single Family Residential	\$1,580,000	11/13/2025	139-193-18
Costa Mesa	CA	92626	Single Family Residential	\$1,594,000	12/26/2025	141-473-05
Costa Mesa	CA	92626	Single Family Residential	\$1,599,000	7/3/2025	412-183-36
Costa Mesa	CA	92627	Single Family Residential	\$1,600,000	4/25/2025	425-413-10
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	6/16/2025	139-153-05
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	7/2/2025	139-442-18
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	7/24/2025	141-472-14
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	9/16/2025	139-294-27
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	9/22/2025	139-074-08
Costa Mesa	CA	92627	Single Family Residential	\$1,600,000	10/17/2025	422-325-16
Costa Mesa	CA	92626	Single Family Residential	\$1,600,000	12/1/2025	139-102-03
Costa Mesa	CA	92626	Single Family Residential	\$1,602,000	8/28/2025	419-083-14
Costa Mesa	CA	92626	Single Family Residential	\$1,610,000	7/9/2025	139-322-13
Costa Mesa	CA	92626	Single Family Residential	\$1,615,000	9/5/2025	139-042-14
Costa Mesa	CA	92626	Single Family Residential	\$1,620,000	4/15/2025	139-054-15
Costa Mesa	CA	92626	Single Family Residential	\$1,625,000	3/14/2025	141-372-12
Costa Mesa	CA	92626	Single Family Residential	\$1,625,000	5/14/2025	141-593-07
Costa Mesa	CA	92626	Single Family Residential	\$1,625,000	5/30/2025	139-312-20
Costa Mesa	CA	92626	Single Family Residential	\$1,625,000	7/8/2025	141-332-03
Costa Mesa	CA	92626	Single Family Residential	\$1,625,000	10/20/2025	139-471-02
Costa Mesa	CA	92627	Single Family Residential	\$1,625,000	12/11/2025	422-541-07
Costa Mesa	CA	92626	Single Family Residential	\$1,626,000	2/10/2026	139-284-30
Costa Mesa	CA	92627	Single Family Residential	\$1,630,000	11/25/2025	424-393-08
Costa Mesa	CA	92626	Single Family Residential	\$1,632,500	2/4/2026	141-442-10
Costa Mesa	CA	92626	Single Family Residential	\$1,635,000	6/5/2025	139-261-15
Costa Mesa	CA	92626	Single Family Residential	\$1,635,000	6/30/2025	139-581-41
Costa Mesa	CA	92626	Single Family Residential	\$1,640,000	5/30/2025	139-581-36
Costa Mesa	CA	92627	Single Family Residential	\$1,650,000	8/25/2025	422-483-07
Costa Mesa	CA	92627	Single Family Residential	\$1,650,000	10/30/2025	422-392-10
Costa Mesa	CA	92627	Single Family Residential	\$1,650,000	2/9/2026	425-201-02
Costa Mesa	CA	92626	Single Family Residential	\$1,650,000	2/11/2026	139-102-28
Costa Mesa	CA	92627	Single Family Residential	\$1,650,000	2/17/2026	426-231-12
Costa Mesa	CA	92627	Single Family Residential	\$1,660,000	1/12/2026	119-091-11
Costa Mesa	CA	92626	Single Family Residential	\$1,670,000	4/4/2025	139-581-22
Costa Mesa	CA	92627	Single Family Residential	\$1,670,000	7/10/2025	426-232-45
Costa Mesa	CA	92627	Single Family Residential	\$1,675,000	5/21/2025	439-441-15
Costa Mesa	CA	92627	Single Family Residential	\$1,675,000	6/5/2025	119-391-42
Costa Mesa	CA	92626	Single Family Residential	\$1,675,000	8/28/2025	139-402-02
Costa Mesa	CA	92626	Single Family Residential	\$1,675,000	11/14/2025	139-215-19
Costa Mesa	CA	92626	Single Family Residential	\$1,678,500	11/6/2025	139-451-04
Costa Mesa	CA	92627	Single Family Residential	\$1,683,000	7/28/2025	439-212-04
Costa Mesa	CA	92627	Single Family Residential	\$1,686,000	4/10/2025	424-312-09

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Costa Mesa	CA	92626	Single Family Residential	\$1,690,000	3/24/2025	141-563-17
Costa Mesa	CA	92626	Single Family Residential	\$1,690,000	1/2/2026	412-371-70
Costa Mesa	CA	92627	Single Family Residential	\$1,695,000	3/7/2025	424-393-02
Costa Mesa	CA	92626	Single Family Residential	\$1,695,000	1/5/2026	141-633-31
Costa Mesa	CA	92627	Single Family Residential	\$1,700,000	3/7/2025	424-392-46
Costa Mesa	CA	92627	Single Family Residential	\$1,700,000	8/5/2025	426-281-22
Costa Mesa	CA	92626	Single Family Residential	\$1,700,000	10/28/2025	418-023-12
Costa Mesa	CA	92627	Single Family Residential	\$1,700,000	12/29/2025	426-032-08
Costa Mesa	CA	92627	Single Family Residential	\$1,710,000	4/9/2025	439-213-02
Costa Mesa	CA	92626	Single Family Residential	\$1,710,000	5/9/2025	139-163-04
Costa Mesa	CA	92627	Single Family Residential	\$1,712,500	8/22/2025	426-162-08
Costa Mesa	CA	92626	Single Family Residential	\$1,715,000	5/20/2025	141-563-16
Costa Mesa	CA	92626	Single Family Residential	\$1,715,000	9/25/2025	412-074-11
Costa Mesa	CA	92627	Single Family Residential	\$1,720,000	11/6/2025	422-481-05
Costa Mesa	CA	92626	Single Family Residential	\$1,725,000	9/29/2025	139-481-10
Costa Mesa	CA	92627	Single Family Residential	\$1,725,000	1/28/2026	424-392-30
Costa Mesa	CA	92627	Single Family Residential	\$1,730,000	7/9/2025	425-341-37
Costa Mesa	CA	92626	Single Family Residential	\$1,735,000	11/3/2025	139-165-25
Costa Mesa	CA	92626	Single Family Residential	\$1,745,000	6/12/2025	139-067-19
Costa Mesa	CA	92626	Single Family Residential	\$1,750,000	9/18/2025	141-383-10
Costa Mesa	CA	92627	Single Family Residential	\$1,750,000	10/14/2025	426-283-07
Costa Mesa	CA	92627	Single Family Residential	\$1,750,000	12/18/2025	426-215-07
Costa Mesa	CA	92627	Single Family Residential	\$1,775,000	3/4/2025	422-051-05
Costa Mesa	CA	92626	Single Family Residential	\$1,775,000	3/20/2025	141-381-15
Costa Mesa	CA	92627	Single Family Residential	\$1,775,000	6/10/2025	424-392-43
Costa Mesa	CA	92626	Single Family Residential	\$1,775,000	7/21/2025	141-643-23
Costa Mesa	CA	92626	Single Family Residential	\$1,790,000	7/17/2025	141-383-21
Costa Mesa	CA	92626	Single Family Residential	\$1,792,500	11/25/2025	412-173-35
Costa Mesa	CA	92627	Single Family Residential	\$1,795,000	10/30/2025	422-423-10
Costa Mesa	CA	92627	Single Family Residential	\$1,800,000	4/4/2025	426-283-21
Costa Mesa	CA	92627	Single Family Residential	\$1,800,000	4/29/2025	119-391-37
Costa Mesa	CA	92626	Single Family Residential	\$1,800,000	6/17/2025	141-532-06
Costa Mesa	CA	92627	Single Family Residential	\$1,800,000	9/29/2025	426-301-10
Costa Mesa	CA	92626	Single Family Residential	\$1,800,000	10/2/2025	412-061-05
Costa Mesa	CA	92626	Single Family Residential	\$1,800,000	10/27/2025	139-402-09
Costa Mesa	CA	92627	Single Family Residential	\$1,802,500	4/7/2025	426-143-12
Costa Mesa	CA	92626	Single Family Residential	\$1,805,000	3/21/2025	412-052-07
Costa Mesa	CA	92626	Single Family Residential	\$1,810,000	1/28/2026	139-333-11
Costa Mesa	CA	92626	Single Family Residential	\$1,815,000	7/11/2025	412-371-41
Costa Mesa	CA	92626	Single Family Residential	\$1,820,000	3/27/2025	139-068-01
Costa Mesa	CA	92626	Single Family Residential	\$1,825,000	4/14/2025	412-182-54
Costa Mesa	CA	92626	Single Family Residential	\$1,825,000	9/11/2025	139-271-08
Costa Mesa	CA	92627	Single Family Residential	\$1,825,000	9/24/2025	426-202-26
Costa Mesa	CA	92627	Single Family Residential	\$1,825,000	1/12/2026	426-283-20
Costa Mesa	CA	92627	Single Family Residential	\$1,825,000	1/12/2026	426-283-19
Costa Mesa	CA	92626	Single Family Residential	\$1,829,000	10/31/2025	412-106-09
Costa Mesa	CA	92627	Single Family Residential	\$1,830,000	11/4/2025	426-183-03
Costa Mesa	CA	92627	Single Family Residential	\$1,835,000	8/18/2025	119-092-41
Costa Mesa	CA	92626	Single Family Residential	\$1,850,000	3/12/2025	412-173-19
Costa Mesa	CA	92627	Single Family Residential	\$1,850,000	4/7/2025	117-213-15
Costa Mesa	CA	92627	Single Family Residential	\$1,850,000	7/31/2025	426-295-13
Costa Mesa	CA	92626	Single Family Residential	\$1,850,000	7/31/2025	139-455-10
Costa Mesa	CA	92626	Single Family Residential	\$1,850,000	8/15/2025	141-382-13
Costa Mesa	CA	92626	Single Family Residential	\$1,850,000	10/8/2025	418-022-07

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92626	Single Family Residential	\$1,850,000	10/14/2025	139-262-29
Costa Mesa	CA	92627	Single Family Residential	\$1,850,000	1/15/2026	422-481-24
Costa Mesa	CA	92626	Single Family Residential	\$1,860,000	6/20/2025	139-476-11
Costa Mesa	CA	92626	Single Family Residential	\$1,865,500	10/9/2025	141-683-08
Costa Mesa	CA	92627	Single Family Residential	\$1,872,000	7/21/2025	419-021-15
Costa Mesa	CA	92626	Single Family Residential	\$1,875,000	10/22/2025	412-051-15
Costa Mesa	CA	92627	Single Family Residential	\$1,880,000	6/3/2025	425-392-41
Costa Mesa	CA	92626	Single Family Residential	\$1,890,000	6/10/2025	418-024-04
Costa Mesa	CA	92626	Single Family Residential	\$1,899,000	9/19/2025	412-051-22
Costa Mesa	CA	92626	Single Family Residential	\$1,900,000	6/13/2025	141-626-04
Costa Mesa	CA	92627	Single Family Residential	\$1,900,000	9/29/2025	425-321-43
Costa Mesa	CA	92626	Single Family Residential	\$1,900,000	10/14/2025	139-335-02
Costa Mesa	CA	92626	Single Family Residential	\$1,900,000	12/10/2025	412-073-39
Costa Mesa	CA	92626	Single Family Residential	\$1,903,000	12/8/2025	141-462-08
Costa Mesa	CA	92626	Single Family Residential	\$1,910,000	10/2/2025	412-104-33
Costa Mesa	CA	92626	Single Family Residential	\$1,919,000	2/5/2026	139-431-89
Costa Mesa	CA	92627	Single Family Residential	\$1,925,000	3/10/2025	424-392-42
Costa Mesa	CA	92626	Single Family Residential	\$1,925,000	5/14/2025	139-165-17
Costa Mesa	CA	92627	Single Family Residential	\$1,925,000	7/16/2025	426-201-16
Costa Mesa	CA	92627	Single Family Residential	\$1,950,000	4/7/2025	117-341-50
Costa Mesa	CA	92627	Single Family Residential	\$1,950,000	10/21/2025	439-332-18
Costa Mesa	CA	92627	Single Family Residential	\$1,950,000	10/21/2025	422-532-06
Costa Mesa	CA	92627	Single Family Residential	\$1,958,000	5/13/2025	439-194-02
Costa Mesa	CA	92626	Single Family Residential	\$1,960,000	1/26/2026	412-176-05
Costa Mesa	CA	92627	Single Family Residential	\$1,966,000	3/6/2025	424-392-01
Costa Mesa	CA	92627	Single Family Residential	\$1,970,000	11/6/2025	425-151-08
Costa Mesa	CA	92627	Single Family Residential	\$1,975,000	3/13/2025	425-022-30
Costa Mesa	CA	92627	Single Family Residential	\$1,985,000	5/20/2025	426-132-12
Costa Mesa	CA	92627	Single Family Residential	\$1,985,000	6/30/2025	426-144-09
Costa Mesa	CA	92627	Single Family Residential	\$2,000,000	5/22/2025	425-391-14
Costa Mesa	CA	92627	Single Family Residential	\$2,000,000	5/30/2025	426-141-34
Costa Mesa	CA	92627	Single Family Residential	\$2,000,000	7/14/2025	119-391-44
Costa Mesa	CA	92626	Single Family Residential	\$2,000,000	9/3/2025	139-392-05
Costa Mesa	CA	92626	Single Family Residential	\$2,000,000	12/17/2025	412-182-08
Costa Mesa	CA	92626	Single Family Residential	\$2,020,000	8/25/2025	139-524-29
Costa Mesa	CA	92627	Single Family Residential	\$2,025,000	5/23/2025	426-133-30
Costa Mesa	CA	92626	Single Family Residential	\$2,030,000	4/11/2025	139-173-07
Costa Mesa	CA	92626	Single Family Residential	\$2,040,000	12/11/2025	139-383-14
Costa Mesa	CA	92626	Single Family Residential	\$2,045,000	12/2/2025	139-601-25
Costa Mesa	CA	92627	Single Family Residential	\$2,050,000	3/31/2025	425-151-07
Costa Mesa	CA	92627	Single Family Residential	\$2,050,000	6/6/2025	426-151-35
Costa Mesa	CA	92626	Single Family Residential	\$2,050,000	12/1/2025	412-051-09
Costa Mesa	CA	92626	Single Family Residential	\$2,050,000	12/30/2025	139-481-66
Costa Mesa	CA	92627	Single Family Residential	\$2,052,500	5/30/2025	422-211-36
Costa Mesa	CA	92627	Single Family Residential	\$2,052,500	5/30/2025	422-211-37
Costa Mesa	CA	92627	Single Family Residential	\$2,052,500	5/30/2025	422-211-38
Costa Mesa	CA	92627	Single Family Residential	\$2,060,000	4/21/2025	426-273-25
Costa Mesa	CA	92626	Single Family Residential	\$2,063,000	10/24/2025	139-253-17
Costa Mesa	CA	92627	Single Family Residential	\$2,090,000	7/31/2025	119-133-13
Costa Mesa	CA	92627	Single Family Residential	\$2,100,000	3/21/2025	426-131-29
Costa Mesa	CA	92627	Single Family Residential	\$2,100,000	7/16/2025	425-404-25
Costa Mesa	CA	92627	Single Family Residential	\$2,100,000	9/4/2025	425-331-15
Costa Mesa	CA	92627	Single Family Residential	\$2,100,000	11/13/2025	426-081-19
Costa Mesa	CA	92626	Single Family Residential	\$2,100,000	1/8/2026	139-442-10

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Costa Mesa	CA	92626	Single Family Residential	\$2,100,000	2/27/2026	139-544-06
Costa Mesa	CA	92626	Single Family Residential	\$2,112,500	11/25/2025	139-624-01
Costa Mesa	CA	92626	Single Family Residential	\$2,125,000	5/14/2025	139-431-24
Costa Mesa	CA	92626	Single Family Residential	\$2,140,000	1/5/2026	139-531-23
Costa Mesa	CA	92626	Single Family Residential	\$2,149,000	1/26/2026	139-262-06
Costa Mesa	CA	92627	Single Family Residential	\$2,150,000	9/11/2025	117-213-19
Costa Mesa	CA	92626	Single Family Residential	\$2,150,000	12/8/2025	139-513-05
Costa Mesa	CA	92626	Single Family Residential	\$2,180,000	11/25/2025	139-631-17
Costa Mesa	CA	92626	Single Family Residential	\$2,184,000	11/17/2025	139-393-06
Costa Mesa	CA	92626	Single Family Residential	\$2,185,000	4/22/2025	139-431-13
Costa Mesa	CA	92627	Single Family Residential	\$2,186,000	10/24/2025	117-254-03
Costa Mesa	CA	92627	Single Family Residential	\$2,200,000	5/7/2025	424-392-49
Costa Mesa	CA	92626	Single Family Residential	\$2,200,000	5/9/2025	139-271-30
Costa Mesa	CA	92627	Single Family Residential	\$2,200,000	6/11/2025	426-083-08
Costa Mesa	CA	92627	Single Family Residential	\$2,200,000	10/21/2025	117-252-06
Costa Mesa	CA	92626	Single Family Residential	\$2,200,000	10/24/2025	139-632-22
Costa Mesa	CA	92627	Single Family Residential	\$2,200,000	11/26/2025	426-311-19
Costa Mesa	CA	92627	Single Family Residential	\$2,225,000	3/28/2025	119-101-24
Costa Mesa	CA	92627	Single Family Residential	\$2,230,000	5/14/2025	426-032-10
Costa Mesa	CA	92627	Single Family Residential	\$2,230,000	8/1/2025	425-143-29
Costa Mesa	CA	92627	Single Family Residential	\$2,250,000	6/9/2025	426-273-07
Costa Mesa	CA	92627	Single Family Residential	\$2,250,000	7/17/2025	439-181-51
Costa Mesa	CA	92626	Single Family Residential	\$2,250,000	12/3/2025	139-541-29
Costa Mesa	CA	92626	Single Family Residential	\$2,250,000	1/2/2026	139-383-31
Costa Mesa	CA	92626	Single Family Residential	\$2,265,000	4/17/2025	139-514-10
Costa Mesa	CA	92627	Single Family Residential	\$2,280,000	1/5/2026	426-082-04
Costa Mesa	CA	92627	Single Family Residential	\$2,280,000	1/16/2026	426-301-18
Costa Mesa	CA	92627	Single Family Residential	\$2,300,000	4/1/2025	439-101-24
Costa Mesa	CA	92626	Single Family Residential	\$2,300,000	7/10/2025	141-303-21
Costa Mesa	CA	92627	Single Family Residential	\$2,300,000	7/18/2025	426-292-04
Costa Mesa	CA	92627	Single Family Residential	\$2,300,000	9/2/2025	117-342-18
Costa Mesa	CA	92627	Single Family Residential	\$2,300,000	12/12/2025	426-322-06
Costa Mesa	CA	92627	Single Family Residential	\$2,310,000	3/13/2025	426-171-45
Costa Mesa	CA	92626	Single Family Residential	\$2,325,000	4/28/2025	139-273-02
Costa Mesa	CA	92627	Single Family Residential	\$2,325,000	6/10/2025	425-141-01
Costa Mesa	CA	92627	Single Family Residential	\$2,350,000	6/2/2025	426-171-47
Costa Mesa	CA	92627	Single Family Residential	\$2,350,000	8/8/2025	425-151-06
Costa Mesa	CA	92626	Single Family Residential	\$2,350,000	12/17/2025	418-064-04
Costa Mesa	CA	92627	Single Family Residential	\$2,369,000	3/18/2025	426-202-13
Costa Mesa	CA	92626	Single Family Residential	\$2,374,500	1/30/2026	139-382-04
Costa Mesa	CA	92626	Single Family Residential	\$2,381,000	7/25/2025	139-543-13
Costa Mesa	CA	92627	Single Family Residential	\$2,408,000	7/2/2025	426-221-11
Costa Mesa	CA	92626	Single Family Residential	\$2,425,000	10/8/2025	139-154-11
Costa Mesa	CA	92626	Single Family Residential	\$2,438,000	2/11/2026	139-442-15
Costa Mesa	CA	92627	Single Family Residential	\$2,447,000	12/2/2025	426-202-82
Costa Mesa	CA	92626	Single Family Residential	\$2,450,000	4/4/2025	139-404-10
Costa Mesa	CA	92627	Single Family Residential	\$2,460,000	7/16/2025	426-083-18
Costa Mesa	CA	92626	Single Family Residential	\$2,465,000	6/26/2025	139-451-06
Costa Mesa	CA	92627	Single Family Residential	\$2,480,000	3/24/2025	439-211-11
Costa Mesa	CA	92626	Single Family Residential	\$2,495,000	2/13/2026	139-404-11
Costa Mesa	CA	92626	Single Family Residential	\$2,500,000	5/28/2025	139-603-07
Costa Mesa	CA	92627	Single Family Residential	\$2,500,000	10/16/2025	426-202-61
Costa Mesa	CA	92627	Single Family Residential	\$2,500,000	1/7/2026	426-043-07
Costa Mesa	CA	92627	Single Family Residential	\$2,500,000	2/10/2026	426-061-02

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92627	Single Family Residential	\$2,505,000	3/6/2025	426-241-24
Costa Mesa	CA	92627	Single Family Residential	\$2,510,000	6/16/2025	422-532-11
Costa Mesa	CA	92627	Single Family Residential	\$2,510,000	11/26/2025	425-142-18
Costa Mesa	CA	92627	Single Family Residential	\$2,525,000	4/23/2025	117-322-06
Costa Mesa	CA	92626	Single Family Residential	\$2,540,000	6/17/2025	139-455-08
Costa Mesa	CA	92627	Single Family Residential	\$2,580,000	7/21/2025	117-253-11
Costa Mesa	CA	92626	Single Family Residential	\$2,600,000	8/6/2025	139-442-08
Costa Mesa	CA	92626	Single Family Residential	\$2,600,000	8/20/2025	139-383-33
Costa Mesa	CA	92627	Single Family Residential	\$2,600,000	12/16/2025	426-171-14
Costa Mesa	CA	92627	Single Family Residential	\$2,605,000	6/16/2025	426-322-20
Costa Mesa	CA	92626	Single Family Residential	\$2,630,000	11/25/2025	139-182-01
Costa Mesa	CA	92627	Single Family Residential	\$2,632,500	4/14/2025	425-162-06
Costa Mesa	CA	92626	Single Family Residential	\$2,667,500	7/29/2025	139-444-05
Costa Mesa	CA	92626	Single Family Residential	\$2,695,000	4/17/2025	139-313-34
Costa Mesa	CA	92626	Single Family Residential	\$2,699,000	2/4/2026	139-534-12
Costa Mesa	CA	92626	Single Family Residential	\$2,700,000	5/29/2025	139-603-09
Costa Mesa	CA	92627	Single Family Residential	\$2,725,000	8/15/2025	425-232-19
Costa Mesa	CA	92627	Single Family Residential	\$2,725,000	11/13/2025	426-042-17
Costa Mesa	CA	92627	Single Family Residential	\$2,775,000	5/19/2025	425-151-01
Costa Mesa	CA	92627	Single Family Residential	\$2,799,000	9/17/2025	439-153-10
Costa Mesa	CA	92626	Single Family Residential	\$2,800,000	3/13/2025	139-477-20
Costa Mesa	CA	92627	Single Family Residential	\$2,850,000	6/3/2025	425-021-28
Costa Mesa	CA	92626	Single Family Residential	\$2,850,000	11/4/2025	139-632-29
Costa Mesa	CA	92627	Single Family Residential	\$2,883,000	5/28/2025	426-083-21
Costa Mesa	CA	92626	Single Family Residential	\$2,900,000	3/6/2025	139-602-06
Costa Mesa	CA	92626	Single Family Residential	\$2,900,000	6/23/2025	139-622-08
Costa Mesa	CA	92626	Single Family Residential	\$2,925,000	8/27/2025	139-632-08
Costa Mesa	CA	92626	Single Family Residential	\$2,935,500	4/3/2025	139-313-37
Costa Mesa	CA	92627	Single Family Residential	\$2,995,000	4/1/2025	426-252-01
Costa Mesa	CA	92627	Single Family Residential	\$2,995,000	9/17/2025	426-322-19
Costa Mesa	CA	92626	Single Family Residential	\$3,000,000	11/24/2025	139-533-42
Costa Mesa	CA	92627	Single Family Residential	\$3,010,000	3/21/2025	439-153-09
Costa Mesa	CA	92627	Single Family Residential	\$3,035,000	1/2/2026	425-312-21
Costa Mesa	CA	92627	Single Family Residential	\$3,075,000	8/29/2025	426-202-48
Costa Mesa	CA	92627	Single Family Residential	\$3,100,000	7/1/2025	425-333-28
Costa Mesa	CA	92627	Single Family Residential	\$3,100,000	12/29/2025	426-304-17
Costa Mesa	CA	92626	Single Family Residential	\$3,150,000	5/8/2025	139-253-29
Costa Mesa	CA	92626	Single Family Residential	\$3,150,000	10/22/2025	139-411-16
Costa Mesa	CA	92626	Single Family Residential	\$3,200,000	1/8/2026	139-242-04
Costa Mesa	CA	92627	Single Family Residential	\$3,250,000	5/6/2025	117-211-15
Costa Mesa	CA	92627	Single Family Residential	\$3,352,000	8/13/2025	425-234-04
Costa Mesa	CA	92627	Single Family Residential	\$3,369,000	8/26/2025	117-342-30
Costa Mesa	CA	92627	Single Family Residential	\$3,370,000	11/5/2025	439-201-36
Costa Mesa	CA	92627	Single Family Residential	\$3,448,000	5/12/2025	117-331-36
Costa Mesa	CA	92626	Single Family Residential	\$3,470,000	11/24/2025	139-232-11
Costa Mesa	CA	92626	Single Family Residential	\$3,495,000	7/3/2025	139-511-04
Costa Mesa	CA	92627	Single Family Residential	\$3,600,000	5/16/2025	426-084-18
Costa Mesa	CA	92627	Single Family Residential	\$3,615,000	11/3/2025	117-342-37
Costa Mesa	CA	92627	Single Family Residential	\$3,620,000	9/30/2025	439-181-34
Costa Mesa	CA	92626	Single Family Residential	\$3,650,000	2/4/2026	139-412-05
Costa Mesa	CA	92627	Single Family Residential	\$3,775,000	11/3/2025	426-251-04
Costa Mesa	CA	92627	Single Family Residential	\$3,825,000	7/9/2025	117-372-19
Costa Mesa	CA	92627	Single Family Residential	\$3,900,000	5/20/2025	426-083-19
Costa Mesa	CA	92626	Single Family Residential	\$3,949,000	7/24/2025	139-161-17

Site Address City	Site Address State	Site Address Zip	Use Code Description	Sales Price	Sale Date	Parcel Number
Costa Mesa	CA	92627	Single Family Residential	\$3,950,000	5/6/2025	117-372-44
Costa Mesa	CA	92627	Single Family Residential	\$4,000,000	2/27/2026	117-331-38
Costa Mesa	CA	92627	Single Family Residential	\$4,175,000	7/1/2025	117-373-15
Costa Mesa	CA	92627	Single Family Residential	\$4,190,000	2/9/2026	425-404-06
Costa Mesa	CA	92627	Single Family Residential	\$4,300,000	12/15/2025	426-282-07
Costa Mesa	CA	92627	Single Family Residential	\$5,500,000	7/30/2025	426-322-07
Costa Mesa	CA	92627	Single Family Residential	\$6,470,000	5/30/2025	426-171-17

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