



**UNITED TO END
HOMELESSNESSSM**

March 18, 2025

TO: Mayor and City Councilmembers of the City of Costa Mesa

RE: Support for Senior Housing Project at 695 West 19th Street

Orange County United Way (OCUW) writes today to express our support for the Senior Housing Project that is under consideration. This proposal would contribute 70 units of high-quality affordable housing units for seniors.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: older adults who are facing housing insecurity. This segment of our community is facing the risk of homelessness at a greater rate than others and facing unique challenges in accessing resources. About 30% of the county's homeless population is 55 or older. Additionally, the location of this project fits in well with the surrounding community, enhances the 19th Street corridor, and will give some of our most vulnerable seniors a stable place to call home.

The lack of affordable housing is consistently cited as the primary reason for homelessness, so adding more affordable housing will prevent older adults from experiencing the trauma of living on the streets. Our team have compiled additional resources about the impacts of older adult homelessness which is on our YouTube channel. www.youtube.com/@UnitedToEndHomelessness

In 2018, OCUW launched United to End Homelessness, a powerful collaboration among Orange County's top business, philanthropic, government, faith-based, and non-profit leaders committed to ending homelessness and ensuring housing and services are available for every individual who may need them. United to End Homelessness has been an influential voice in advocating for housing as the solution to end homelessness, and OCUW has always supported and maintained that affordable, stable housing is the building block to success. We are eager to be a resource to you in finding solutions to serve your entire community.

Thank you for your support of the Senior Housing Project at 695 West 19th Street. We are grateful to you for your willingness to improve the lives of those in-need in our community.

Lawrence R. Armstrong
Chair, U2EH Leadership Council

Becks Heyhoe
Executive Director, United to End Homelessness

18012 Mitchell South, Irvine, CA 92614
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Empowered By





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Thank you for your support of the Senior Housing Project at 695 West 19th Street. We are grateful to you for your willingness to improve the lives of those in-need in our community.

Sincerely,

A handwritten signature in blue ink that reads "Susan B. Parks".

Susan B. Parks
President & CEO

March 18, 2025

Mayor John Stephens
Costa Mesa City Council
77 Fair Drive
Costa Mesa, CA 92626

RE: Item 2 Consent Calendar - Support for Extension of Option to Lease Agreement for 70-Unit Affordable Senior and Supportive Housing Project

Honorable Mayor Stephens and Costa Mesa City Council Members,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations advocating for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Since 2001, we have successfully partnered with jurisdictions across the county to create housing and land-use policies that increase affordable housing opportunities for lower-income working families.

The Commission is submitting this letter in strong support of the proposed Affordable Housing/Disposition and Development Agreement and Ground Lease for the 70-unit Senior Affordable Multi-Family Residential Project at 695 West 19th Street, as listed under Agenda Item No. 2 of the March 18, 2025, City Council meeting.

Jamboree Housing Corporation's proposed development aligns with Costa Mesa's long-term housing goals as outlined in its Housing Element, particularly Housing Program 2D, which prioritizes opportunities for senior housing on the Senior Center parcel. The City has been actively exploring affordable housing opportunities at this site since the 4th Cycle Housing Element in 2008, and this project represents a significant step toward fulfilling those long-standing commitments.

The 70-unit affordable senior housing development will provide much-needed housing for residents aged 55 and over, including 34 units dedicated to permanent supportive housing for very low-income seniors and 35 units for low-income seniors earning up to 60% of the area median income (AMI). This project will not only help Costa Mesa meet its RHNA obligations but also provide a secure, stable, and supportive living environment for seniors who are most in need.


We recognize that some community members have raised concerns regarding parking, construction impacts, and access to the Senior Center. However, Jamboree Housing has proactively engaged the community, hosting multiple outreach meetings and incorporating feedback into their planning process. The project includes a robust parking and access management plan to ensure minimal disruptions to Senior Center operations, as well as comprehensive security measures to enhance resident safety.

By approving this agreement, the City of Costa Mesa is taking a proactive and necessary step in addressing its housing needs while ensuring that seniors in the community have access to high-quality, affordable homes. The Kennedy Commission strongly supports this project and urges the City Council to approve the proposed Affordable Housing/Disposition and Development Agreement and Ground Lease.

We look forward to continuing to work with the City of Costa Mesa to promote policies that expand

affordable housing opportunities. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Cesar", followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director



March 16, 2025

Mayor John Stephens and Members of the City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA

RE: Support for Affordable Senior Housing Project – Public Hearing #2

Dear Mayor Stephens and Members of the Costa Mesa City Council,

The Costa Mesa Affordable Housing Coalition (the Coalition) wholeheartedly supports Jamboree Housing Corporation’s proposal to build a 70-unit affordable housing project for seniors in the City’s Senior Center parking lot. We are especially pleased these apartments will include 34 units of permanent supportive housing for our City’s most vulnerable seniors. The project’s mix of low-income units and permanent supportive units is exactly what Costa Mesa needs.

According to Costa Mesa’s Housing Element (2021-2029), the City has 12,138 seniors (age 65+) and 41% of these seniors are renters. Costa Mesa’s dearth of affordable rental units hits this special population of renters particularly hard because nearly 40% of Costa Mesa’s seniors are very low- or extremely low-income and another 22% are low-income. (H.E. Chap. 2, pp.19-20.) In other words, the vast majority of Costa Mesa seniors—**62%—cannot afford to pay Costa Mesa’s market rate rents.** To keep from becoming homeless, these seniors must scrimp on food, medicine and other necessities. Affordable housing is the solution for this crisis.

The Coalition urges you to adopt the recommendations in the staff report and take all steps needed to move this project forward. Jamboree Housing’s proposal is excellent and Costa Mesa’s seniors desperately need this affordable housing.

Respectfully,

Kathy Esfahani

Kathy Esfahani, Chair of the Costa Mesa Affordable Housing Coalition

From: [Russell Toler](#)
To: [CITY CLERK](#)
Subject: Senior Housing Project (comments for PH-2 3/18/25)
Date: Monday, March 17, 2025 3:44:08 PM

Mr. Mayor and Members of the City Council,

I write to support the proposed senior housing project on 695 W. 19th Street. Adding parking-lite and affordable housing on this street is a clear win both for the future tenants who will live in a walkable and amenity-rich environment, and for the street itself, which will be framed by the façade of a beautiful Spanish building instead of a sun-blasted and lifeless asphalt lot. Here are the characteristics I especially appreciate, that I think the applicant team and staff deserve credit for:

- The architectural design is traditional and simple, full of beautiful details, and consistent with the historic style of other important buildings on the street—like the Methodist church and the American Savings building. I think it's a little busier than it needs to be, but knowing that Jamboree could have instead directed their architect to design the building like the modernist condos across from Trader Joes—I won't complain!
- The height tapers down towards Plumer—this is a nice, sensitive gesture.
- The parking garage openings are tastefully screened.
- The ground-level parking is lined with occupiable space along W. 19th. This is so much better than the initial plans that I saw 5 years ago, which included a gaping garage entrance right off the street.
- The project itself, with its on-site amenities and upstairs courtyard space make it seem like a very comfortable and dignified place to live.

Here is one detail that I think can be improved:

- It looks like pedestrian access from the south and west are provided via skinny painted pathways through the surface parking lot. A more dignified design would likely not break the bank. Ideally, pedestrians would not have to step into a parking lot and cross through a potentially dangerous moat. Rather, pedestrian connections should be of the same grade (forming speed tables) and material as the sidewalks on either side.

My hunch is that there will be objections to the project over the subject of parking. I urge you to think through what our insatiable quest for more parking really requires of us: *it requires that we admit that driving convenience is the fixed variable around which we must plan the future of our neighborhoods and city*, despite how unsustainable and short-sighted this position is. There is pressure on us to grow (both real and state-mandated). We need to recognize both that 1) continuing to say 'no' to growth is naive, and that 2) driving cannot continue to be the default mode of everyone to move about the city if we want our city streets to function well in all of their roles.

This is a great project and I hope that you approve it!

Thanks,
Russell Toler
949-375-8682



Fighting for a future of abundant housing in Orange County.
peopleforhousing.org

March 17, 2025

Mayor John Stephens
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: SUPPORT for Costa Mesa Senior Affordable Housing Development

Dear Mayor Stephens and members of the City Council,

On behalf of People for Housing OC, I am writing to express our strong support for Jamboree Housing's proposed affordable housing development near the Costa Mesa Senior Center. This much-needed project will provide approximately 70 affordable housing units, including permanent supportive housing, for low-income seniors in Costa Mesa.

People for Housing OC is the Yes In My Backyard (YIMBY) organization for Orange County, California. We represent Orange County residents who support more affordable and attainable housing opportunities and more diverse housing options in our communities. This thoughtfully designed development will provide seniors with stable, affordable housing while also offering access to essential wraparound services tailored to their needs. The project includes dedicated community spaces such as an outdoor courtyard with a BBQ area, a community garden, a dog run, a fitness center, a library/computer room, and a pet spa. Additionally, residents will benefit from onsite case management, property

management support, and a range of social services facilitated through Jamboree's network of local partners.

The city of Costa Mesa initially envisioned this project as a key investment in housing for low-income seniors, and we urge the city to continue moving the project forward in alignment with this vision. Its location adjacent to the Costa Mesa Senior Center ensures that residents will have seamless access to essential resources, social engagement opportunities, and public transportation. By integrating affordable senior housing into this corridor, the city is taking a forward-thinking approach to fostering a more inclusive and supportive community.

As the demand for affordable senior housing continues to rise, particularly among those on fixed incomes, this development represents a critical step in meeting that need. It also reinforces Costa Mesa's commitment to addressing housing affordability and homelessness with compassionate, innovative solutions. We strongly encourage your support for this project, which will provide much-needed stability and dignity for some of Costa Mesa's most vulnerable residents.

Thank you for your time and consideration. Please do not hesitate to contact me at elizabeth@peopleforhousing.org if you have any questions or require additional information.

Sincerely,

Elizabeth Hansburg
Cofounder & Director



Fighting for a future of abundant housing in Orange County.
peopleforhousing.org

From: [Dianne Russell](#)
To: [CITY CLERK](#)
Subject: PH-1
Date: Saturday, March 15, 2025 5:14:19 PM

Dear Mayor Stephens and Council Members,
I am writing to you in support of the JHC Senior Housing Project on the city's Senior Center property. As a long time advocate for more affordable housing in Costa Mesa I am overjoyed to see this parking lot re-imaging for a higher use.

The need for additional affordable housing in Costa Mesa is well documented. As our community ages, the need for housing for very low income seniors on fixed incomes will grow. As we know, seniors with special needs are a vulnerable population. The supportive housing units will provide safe housing and supportive services that will allow them their independence.

As noted in the Agenda Report the project will implement a part of Housing Program 2D of the Costa Mesa 6th Cycle Housing Element which states “Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City.” It helps us to move forward in fulfilling our Regional Housing Needs Allocation (RHNA) requirement for the state.

Jamboree Housing is a well respected local non-profit developer. They have engaged with the Costa Mesa community and given thought to how to accommodate seniors using The Senior Center during construction.

As a Westside resident and member of the Senior Center I am excited to see this project move forward.

I encourage you to support this very worthy project.

Dianne Russell

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March 18, 2025

Mayor John Stephens
Costa Mesa City Council
77 Fair Drive
Costa Mesa, CA 92626

RE: Item 7 Consent Calendar - 2024 6th Cycle Housing Element Annual Progress Report

Honorable Mayor Stephens and Costa Mesa City Council Members,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations advocating for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Since 2001, we have successfully partnered with jurisdictions across the county to create housing and land-use policies that increase affordable housing opportunities for lower-income working families.

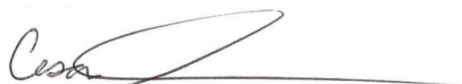
We are writing to express concerns regarding the City of Costa Mesa's progress in meeting its Regional Housing Needs Allocation (RHNA) for lower-income households, as reflected in the recently posted 2024 Annual Progress Report (APR). The report indicates that only **24 non-deed restricted very low-income** units and **45 non-deed restricted low-income** units were produced during the 2024 reporting period, with none of these units deed-restricted to ensure long-term affordability. This limited progress underscores the urgent need for stronger commitments and effective strategies to address the city's critical shortage of affordable housing.

In addition, most of the units reported in the 2024 APR in the category of low and very low income consisted of Accessory Dwelling Units (ADUs), to which none had a deed-restriction component. This is concerning because there is a lack of ensuring the ADUs will be rented out to very low/low income individuals as the homeowner of the ADU could easily increase the price of rent with no repercussions. A deed-restricted component to both ADUs and units are crucial as it ensures the unit is regulated to remain designated as affordable housing for at least 55 years. Therefore, the ADUs allocated towards RHNA in the 2024 APR, is not directly adding to the stock of affordable housing.

RHNA's allocations for the **very low income** category is **2,919 units**. From 2021 to today, the City of Costa Mesa has met **2%** towards their RHNA goal for this income category. RHNA allocated **1,794 units** for the **low income category** for Costa Mesa to fulfill. From 2021 to today, the City has met **9%** towards their RHNA goal for this income category. We advise the City to continue polishing: programs, policies, goals, and funding in the Housing Element to further promote and produce affordable housing.

We look forward to working with the City of Costa Mesa to support the creation of affordable housing to increase housing opportunities for lower-income residents. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias

Executive Director

CC: Melinda Coy, Proactive Housing Accountability Chief
CA Housing Community Development Department