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# Housing Element Implementation Update

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November 12, 2024  
Planning Commission







## Discussion:

1. Regional Housing Needs Assessment (RHNA) progress and pipeline projects
2. Status of Housing Element Programs
  - Housing Programs Completed/Underway
  - Rezone Program & RFP Release
  - Milestone Schedule
3. Development Services Process Improvements
  - Resource Process Improvements
  - Organizational Enhancements
  - Advanced Planning Team





## Background

- The City adopted its Housing Element in November 2022 which included Chapter 4, **Housing Plan**.
- The **Housing Plan** identifies specific actions or “programs” which work to:
  - Provide additional housing opportunities;
  - Remove governmental constraints to affordable housing;
  - Improve the condition of existing housing; and,
  - Provide equal housing opportunities for all residents.
- The Housing Element lists 47 programs to be completed by the City within the 2021-2029 planning period; the majority have deadlines in the next two to three years.



# City of Costa Mesa Pipeline Projects Small-Scale



Annual Element Progress Reporting Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
October 2021- December 2022	14	78	16	24	132
2023	13	87	18	164	282
Total Projects: 261					Total: 414



# City of Costa Mesa Pipeline Housing Projects

Project Address	Project Status	Very Low Income	Low Income	Moderate Income	Above Income	Moderate	Total Units
1683 Sunflower Avenue (One Metro West)	Entitled	67	39	-	951		1,057
1711-1719 Pomona Avenue	Entitled	-	-	-	8		8
1540 Superior Avenue	Entitled	-	-	-	9		9
3333 Susan Street (Hive Live)	Entitlement review	45	-	-	1,005		1,050
3150 Bear Street	Entitlement review	8	-	-	138		146
960 West 16 <sup>th</sup> Street	Entitlement review	-	-	-	38 (live work)		38
2020 Victoria Place	Entitlement review	-	-	-	40		40
215-223 Mesa Drive	Entitlement review	-	-	1	5		6
2205 Harbor Boulevard	Entitlement review	46	-	-	-		46
695 19 <sup>th</sup> Street (Jamboree Senior Housing)	Entitlement review	35	34	-	1		70
2193 Pacific Avenue	Entitlement review	-	-	-	10		10
2274 Newport (Homekey Phase 1)	Construction to start end of 2024	80	-	-	-		80
1400 Bristol Street (Homekey Phase 2)	Construction to start 2025	76	-	-	2		78
2039 Pomona Avenue 10(Bungalows Project)	Constructed	8	-	-	-		8
Total Projects: 14							Total: 2,646

# City of Costa Mesa Pipeline Projects FDC



Land Use Concept	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Concept 1 (Fairview Promenade)	575	345	690	690	2300
Concept 2 (Fairview Fields)	575	325	325	2,225	3,450
Concept 3 (Fairview Commons)	575	345	690	2,390	4,000
<b>Total:</b>	<b>575</b>	<b>325-345</b>	<b>325-690</b>	<b>690-2,390</b>	<b>2300- 4000</b>

2021-2029 City of Costa Mesa RHNA Allocation Progress Update					
Income Category	% of Median Family Income	Income Range		RHNA Allocation (Housing Units)	Pipeline (Housing Units)
		Min.	Max.		
Very Low Income	0 – 50%	--	\$51,500	2,919 units	392 units
Low Income	51 – 80%	\$51,501	\$82,400	1,794 units	238 units
Moderate Income	81 – 120%	\$82,401	\$123,600	2,088 units	35 units
Above Moderate Income	> 120%	\$123,601	> \$123,601	4,959 units	2,395 units
Total:				11,760 units	3,060 units (26%)
Total (including FDC):				2300 Units	5,360-7,060 units (46-60%)

# Housing Programs Completed/Underway

Monitoring/Preservation of  
At-Risk Housing Units

Affordable Housing  
Ordinance



Fairview Development  
Center

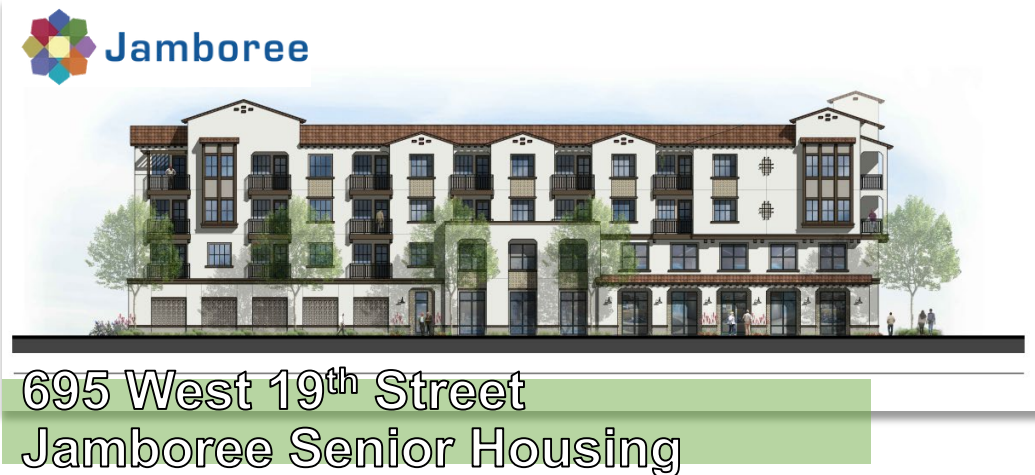
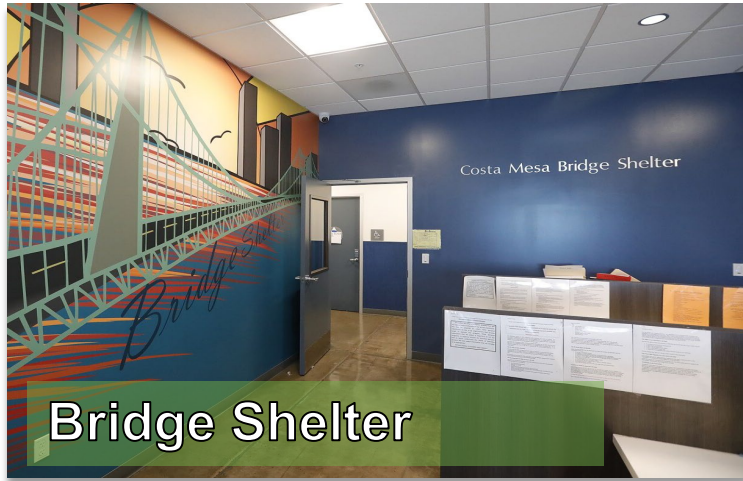
Accessory Dwelling Units  
(ADUs)

Consolidated Plan





# Housing Programs Completed/Underway



# Housing Programs - Phased Rollout

- To complete the Housing Programs in a timely and efficient manner, the Housing Programs have been arranged into two categories:

## EXISTING

### *Building Upon Existing Programs*

- Residential Assistance
- Housing Outreach
- Zoning Code Updates
- Review of Housing Fees

**Resources:** Existing Staff  
**Timeline:** 2 years (2025)

## NEW

### *Creating the Framework for New Housing Revitalization*

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team  
**Timeline:** 3 years (2024 - 2027)





# General Plan Update, Rezone & Program EIR to include the following components:



## NEW

### ***Creating the Framework for New Housing Revitalization***

- Visioning and Community Engagement
- Develop Objective Design Standards
  - City-wide
  - Neighborhood-based
- General Plan Update, Rezoning, & Program EIR\*

**Resources:** Advance Planning Team

**Timeline:** 3 years (2024 - 2027)

- Incorporate Objective Design Standards
- Simplify, integrate, and rezone

#### **Specific Plans**

- Fairview Developmental Center
- North Costa Mesa Update
- New Boulevard Specific Plan Update

#### **Urban Plan/Overlay Update/Replace**

- 19 West
- SoBECA
- Mesa West Bluffs
- Mesa West Ownership
- Harbor Mixed Use Overlay

#### **Corridor Plans or Mixed-Use Zoning Districts**

- Harbor Boulevard
- 17<sup>th</sup> Street Corridor Area
- Bristol Street
- Evaluate potential opportunities for residential in airport industrial areas

- Safety Element and Environmental Justice Policies





# Housing Element Implementation Milestone Schedule



	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Residential Assistance Programs																							
Residential Units Rehabilitation Programs	2021																					100%	1A, 1B, 3F
Supportive Services for: - Persons with Special Needs - Homeless Shelter	2021																					100%	2C, 4D, 4F
Monitoring and Preservation of At-Risk Units																						100%	1C
Information Distribution																							
Update Housing Element webpage to highlight Housing Programs	2023																					20%	3A, 3L, 3M, 3O, 3Q, 4A, 4B, 4C, 4H
Identify Partnerships for Housing	2023																					70%	2B, 2D, 3K, 4I
Develop user-friendly guidelines to implement existing housing provisions	2023																					50%	2I, 2L, 3E, 3P
Zoning Ordinance Updates (Clean Up)																							
Residential Parking																						50%	2M, 2E, 4G
Update Zoning Standards for compliance with State requirements																						30%	2F, 2H, 2J, 2N, 2O, 2P, 3F, 3S, 4E
Review of Housing Fees																							
Review Planning Application Fees																						25%	2K

Legend:

Indicates programs that are in progress or identified for future progress

Indicates programs that require ongoing monitoring and action throughout planning period

Environmental Review under California Environmental Quality Act (CEQA)



	Earlier Start Date	2024				2025				2026				2027				2028				Progress	Housing Element Program
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Advance Planning																							
Affordable Housing Ordinance & In-Lieu Fees	2023																					100%	2A
Housing Trust Fund																						100%	n/a
Community Visioning and Objective Design Guidelines																						10%	3C, 3D, 3H, 3I, 3J, 3N, 3R
General Plan Update, Specific Plan, Rezoning and Program EIR																							
Fairview Developmental Center (FDC) - Specific Plan	2023																					40%	3B
General Plan Amendments: Specific Plan Amendments - Land Use/Circulation/Community Design				RFP/Consultant Selection							Finalize Project Description	CEQA										10%	3C, 3D, 3H, 3I, 3J, 3R
Rezoning of Corridors and Urban Plans				RFP/Consultant Selection							Finalize Project Description	CEQA										10%	3C, 3D, 3H, 3I, 3J, 3R, 3N
General Plan Amendments: Safety Element, Environmental Justice and Climate Action Adaptation Plan				Contract Approval					CEQA													30%	2G

Legend:
Indicates programs that are in progress or identified for future progress
Indicates programs that require ongoing monitoring and action throughout planning period
Environmental Review under California Environmental Quality Act (CEQA)





## Next Steps:

1. FDC Specific Plan
  - Planning Commission Study Session (late 2024/early 2025)
  - Planning Commission Preferred Plan Recommendation (winter 2025)
  - City Council Preferred Plan Direction (winter 2025)
2. Rezone Program
  - RFP Release (October)
  - Rezone Program Contract Approval (early 2025)
  - Rezone Program kick off (winter 2025)
3. Housing Element Implementation
  - Continue to update the City Council and public on implementation progress





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