

Appendices

Appendix A: Summary of Public Outreach

Community Outreach

From: COWARD, BROC
Sent: Wednesday, September 25, 2024 1:11 PM
To: DAILY, MIKELLE
Cc: DODERO, TONY; MIRANDA, AMBER; ESCOBAR, SERGIO
Subject: Housing & Community Public Meetings

Mikelle

As we discussed on the phone, here's our anticipated communications and outreach schedule. Tasks on the schedule will be performed by Tony or me unless noted (Mikelle/Amber). Please let me know if we've left something out and/or you or Amber will be performing additional outreach.

COMMUNICATIONS AND OUTREACH SCHEDULE

Senior Center Public Meeting (10/10)

- 9/26: Pop Up - Senior Center Health and Wellness Expo & Senior Center Counter (Mikelle/Amber)
- 9/26: Social Media, Website event calendar, City Hall Concierge Screen, CMTV
- 9/26: USPS Community Groups (Mikelle/Amber) & City Hall Lobby
- 9/27 & 10/4: Snapshot
- 10/2: City Libraries & Community Centers
- 10/2: Community Groups Email (Broc's list)

Hertzog Community Center Public Meeting (10/24)

- 10/14: City Hall Lobby
- 10/18: Social Media, Website event calendar, City Hall Concierge Screen, CMTV
- 10/18: Snapshot & Community Groups Email (Broc's list)
- 10/18: City Libraries & Community Centers

From: GHAZNAVI, AMEERAH <AMEERAH.GHAZNAVI@costamesaca.gov>
Sent: Friday, October 4, 2024 12:57 PM
To: YolandaV@mercyhouse.net; larryh@mercyhouse.net; timothyh@mercyhouse.net; Jamesb@mercyhouse.net; Ian Stevenson (ian@wearetrellis.com) <ian@wearetrellis.com>; terry@wearetrellis.com; isabel@wearetrellis.com; rzeulner@gracefellowshipchurch.org; nbasmacyan@newportbeachca.gov; Mike McGlinn (mmcglinn@shareourselves.org) <mmcglinn@shareourselves.org>; lindahmiles@me.com; lindahmiles@mac.com; Monica.Vargas@ocpubdef.com; afiler@clsocal.org; Pastor Phil Lighthouse <theeyskens@aol.com>; valerie.carter@citynet.org; David Wetzel <davidw@spinoc.org>; ladeshiag@spinoc.org <ladeshiag@spinoc.org>; Yuri Malinsky <ymalinsky@clchc.org>; nmohendra@families-forward.org; Celso Fuentes <celso.f@projecthopealliance.org>; Shelby Feliciano-Sabala <shelby.fs@projecthopealliance.org>; Rodriguez, McKenzie <mmckenzie.rodriguez@caloptima.org>; BRUMBAUGH, MIKE <MIKE.BRUMBAUGH@costamesaca.gov>; NELSON, CHRISTINA <Christina.Nelson@costamesaca.gov>; EHRIG, STEPHANI <stephani.ehrig@costamesaca.gov>; GHAZNAVI, AMEERAH <AMEERAH.GHAZNAVI@costamesaca.gov>; MINIKY, MOLLY <MOLLY.MINIKY@costamesaca.gov>; MUN, JAMES <JAMES.MUN@costamesaca.gov>; NIELSEN, ROSEMARY <ROSEMARY.NIELSEN@costamesaca.gov>; reina@wearetrellis.com
Cc: DAILY, MIKELLE <MIKELLE.DAILY@costamesaca.gov>; ROBBINS, NATE <NATE.ROBBINS@costamesaca.gov>; BEGIN, JOHN <JOHN.BEGIN@costamesaca.gov>
Subject: Special Event: Housing & Community Public Meeting

Dear Community Providers,

I hope this message finds you well. As part of the City of Costa Mesa's efforts to address housing and community development needs, we are currently developing our 5-year Consolidated Plan, which will guide the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

We would greatly value your input on the housing and community priorities for our city. Public participation is essential in shaping how these funds will be allocated, and we encourage you to attend one of the upcoming public meetings to share your insights:

Appendices

Appendix A: Summary of Public Outreach

Here is the September 27 edition of the City Hall Snapshot

Help the City develop a five-year strategic plan on federal funding programs



YOU'RE INVITED!
HOUSING & COMMUNITY PUBLIC MEETINGS

FREE!
FOOD & REFRESHMENTS

Information about the:

Consolidated Plan
A 5-year strategic plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to meet the housing and community needs for the City of Costa Mesa.

Public Meetings
Residents and stakeholders are invited to provide input on the housing and community priorities for the use of CDBG and HOME program funds.

Public participation is important at community meetings. If you need accommodations, or require language interpreting services, please contact Mikelle Daily at least 48 hours prior to the meeting.

CONTACT INFORMATION:

MIKELLE.DAILY@COSTAMESACA.GOV
714-754-5678

www.costamesaca.gov

Meeting Dates

1st Public Meeting
1:30 PM
Thursday, October 10
Costa Mesa Senior Center
695 W 19th Street

2nd Public Meeting
6:00 PM
Thursday, October 24
Norma Hertzog Center
1845 Park Ave

SCAN THE QR CODE TO TAKE THE SURVEY



¡ESTÁS INVITADO!
REUNIONES PÚBLICAS SOBRE VIVIENDA Y COMUNIDAD

¡Comida y Refrescos Gratis!

Información sobre:

Plan Consolidado
Un plan estratégico de 5 años para el uso de fondos de Community Development Block Grant (CDBG) y HOME Investment Partnership (HOME) para satisfacer las necesidades de vivienda y comunidad de la ciudad de Costa Mesa.

Reuniones públicas
Se invita a los residentes y partes interesadas a brindar sus comentarios sobre las prioridades de vivienda y comunidad para el uso de los fondos del programa CDBG y HOME.

La participación pública es importante en las reuniones comunitarias. Si necesita adaptaciones o necesita servicios de interpretación de idiomas, comuníquese con Mikelle Daily al menos 48 horas antes de la reunión.

INFORMACIÓN DE CONTACTO:

MIKELLE.DAILY@COSTAMESACA.GOV

Fechas de Reuniones

1er Encuentro Público
1:30 PM
Jueves 10 de octubre
Costa Mesa Senior Center
695 W 19th Street

2da Reunión Pública
6:00 PM
Jueves 24 de octubre
Norma Hertzog Center
1845 Park Ave

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Appendix A: Summary of Public Outreach

Stakeholder Meeting Attendance:

Name	Organization	District	Email
Vanessa Bragg	Human Options		vbragg@humanoptions.org
Jay Humphrey	Resident	1	jvhumphrey@att.net
Garrett Whitfield	GSW Development Inc.	6	gwhitfield@gmail.com
Dianne Russell	Resident	5	Dianne.russell@gmail.com
Cynthia McDonald	Costa Mesa First	2	cmcdonald@gmail.com
Rick Huffman	Costa Mesa First	2	huffmanrj@gmail.com
David Martinez	Planning Commission	5	David.martinez@costamesca.gov
Terry Moore	Trellis	3	Terry@wearetrellis.com
Timothy Huynh	Mercy House		timothyh@mercyhouse.net
Sarah Heath	OC United Way/Resident	5	sarahh@unitedwayoc.org
James Johnson	City Ventures LLC		jjohnson@cityventures.com
Rose Bermudez	Families Forward		rbermudez@families-forward.org
Alejandro Santiago	OC United Way	5	alejandros@unitedwayoc.org
Ian Stevenson	Trellis/Love Costa Mesa	3	ian@wearetrellis.com
Nishtha Mohendra	Families Forward	5	nmohendra@families-forward.org
Darrell Hyne	Nationwide Real Estate		Dhyne07@gmail.com

September 26, 2024 Health Expo Attendance

District	Number of Residents
District 1	12
District 2	7
District 3	9
District 4	14
District 5	15
District 6	10
Other	2
TOTAL	69

October 10, 2024 Community Meeting Attendance

District	Number of Residents	Spanish
District 1	1	0
District 2	2	0
District 3	3	0
District 4	13	2
District 5	5	1
District 6	3	
Other	1	
TOTAL	28	3

October 24, 2024 Community Meeting Attendance

District	Number of Votes		Attendees
	English	Spanish	
District 1	48	0	2
District 2	18	20	4
District 3	71	27	7
District 4	100	144	14
District 5	10		1
District 6			
Other	10	17	1
TOTAL	257	208	29

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Community Meeting Flyers



The flyer features an aerial background image of a residential neighborhood. In the top left corner is the official seal of the City of Costa Mesa, which includes the text 'CITY OF COSTA MESA', 'INCORPORATED 1959', and 'COSTA MESA, CALIFORNIA'. The main headline reads 'YOU'RE INVITED! HOUSING & COMMUNITY PUBLIC MEETINGS'. Below this, a dark blue banner contains the text 'Information about the:'. To the right of this banner is a yellow starburst graphic with the text 'FREE! FOOD & REFRESHMENTS'. The flyer is divided into two main columns. The left column contains the following sections: 'Consolidated Plan' (describing a 5-year strategic plan for CDBG and HOME funds), 'Public Meetings' (inviting residents to provide input), and 'CONTACT INFORMATION:' (listing email, phone, and website). The right column contains the 'Meeting Dates' section, which lists two meetings: the 1st Public Meeting on Thursday, October 10 at the Costa Mesa Senior Center, and the 2nd Public Meeting on Thursday, October 24 at the Norma Hertzog Center. At the bottom right, there is a yellow button that says 'SCAN THE QR CODE TO TAKE THE SURVEY' next to a QR code.

YOU'RE INVITED!
HOUSING & COMMUNITY PUBLIC MEETINGS

Information about the:

FREE!
FOOD & REFRESHMENTS

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 **714-754-5678**

www.costamesaca.gov

Meeting Dates

1st Public Meeting

 **1:30 PM**

 **Thursday, October 10**

 **Costa Mesa Senior Center**
695 W 19th Street

2nd Public Meeting

 **6:00 PM**

 **Thursday, October 24**

 **Norma Hertzog Center**
1845 Park Ave

SCAN THE QR CODE TO TAKE THE SURVEY



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Community Meeting Flyers



The flyer is for the City of Costa Mesa, California, featuring an aerial view of a residential neighborhood. It includes the city seal and a large 'DRAFT' watermark. The main headline is in Spanish, inviting residents to public meetings about housing and community. A starburst graphic highlights that food and refreshments will be provided. The flyer details the Consolidated Plan, public meeting information, contact details for Mikelle Daily, and the dates and locations for two public meetings. It also includes a QR code for a survey.

¡ESTÁS INVITADO!
REUNIONES PÚBLICAS
SOBRE VIVIENDA Y COMUNIDAD

Información sobre:

Plan Consolidado
Un plan estratégico de 5 años para el uso de fondos de Community Development Block Grant (CDBG) y HOME Investment Partnership (HOME) para satisfacer las necesidades de vivienda y comunidad de la ciudad de Costa Mesa.

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La participación pública es importante en las reuniones comunitarias. Si necesita adaptaciones o necesita servicios de interpretación de idiomas, comuníquese con Mikelle Daily al menos 48 horas antes de la reunión.

Información de contacto:

MIKELLE.DAILY@COSTAMESACA.GOV
714-754-5678
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¡Comida y Refrescos Gratis!

Fechas de Reuniones

1er Encuentro Público
🕒 1:30 PM
📅 jueves 10 de octubre
📍 Costa Mesa Senior Center
695 W 19th Street

2da Reunión Pública
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ESCANEA EL CÓDIGO QR PARA REALIZAR LA ENCUESTA



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Stakeholder Meeting Flyer

YOU'RE INVITED!
HOUSING & COMMUNITY
STAKEHOLDER
MEETING

Information about the:

Consolidated Plan
A 5-year strategic plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to meet the housing and community needs for the City of Costa Mesa.

Stakeholder Meeting
The City of Costa Mesa receives CDBG and HOME funds each year for housing and community development projects. Community members, housing professionals, and service providers are invited to provide input to help set priorities for the use of CDBG and HOME funding for the next five years.

Meeting Information

1st Public Meeting
🕒 9:00 AM
📅 Tuesday, October 29
📍 Costa Mesa City Hall
Community Room
77 Fair Drive
Costa Mesa, CA

FOR ADDITIONAL INFORMATION,
CONTACT MIKELLE DAILY:

✉️ MIKELLE.DAILY@COSTAMESACA.GOV
☎️ 714-754-5678
www.costamesaca.gov

SCAN THE QR
CODE TO TAKE
THE SURVEY

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Appendix A: Summary of Public Outreach

Here is the November 15 edition of the City Hall Snapshot

Crowd shows up at Norma Hertzog center to participate in planning for HUD housing funds



Starting at the end of September 2024, the Housing and Community Development Division started its consolidated planning process.

We solicited feedback from residents at the Senior Center Knowledge and Health Fair Expo, holding two community meetings, one stakeholder meeting, and launching a survey to receive feedback on how to spend future grant funds for housing and community development.

Attendance at the community meetings, stakeholder meeting and Health Expo combined totaled 142 residents who cast over 1,000 votes for eligible categories of funding (affordable housing development, affordable housing services, businesses and jobs, neighborhood services, special needs services, community facilities, public services and infrastructure improvement).

We have received 68 responses to the survey, which will remain open until February 15, 2025. Here is a link to the survey: <https://www.surveymonkey.com/r/CDHV9ZF>.

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Survey

Consolidated Plan

COSTA MESA

Appendix A-8

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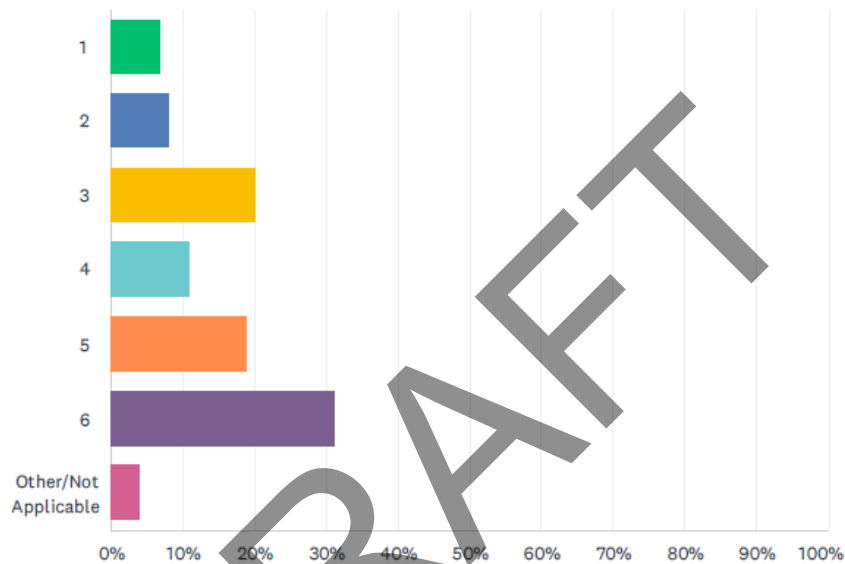
Appendix A: Summary of Public Outreach

Survey

Housing and Community Needs Assessment for City Residents

Q1 In which Council District do you live?

Answered: 74 Skipped: 11



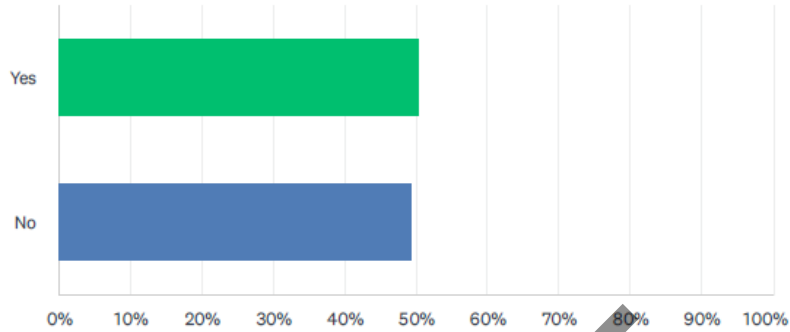
ANSWER CHOICES	RESPONSES	
1	6.76%	5
2	8.11%	6
3	20.27%	15
4	10.81%	8
5	18.92%	14
6	31.08%	23
Other/Not Applicable	4.05%	3
TOTAL		74

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Q2 Are you a Senior? (62+)

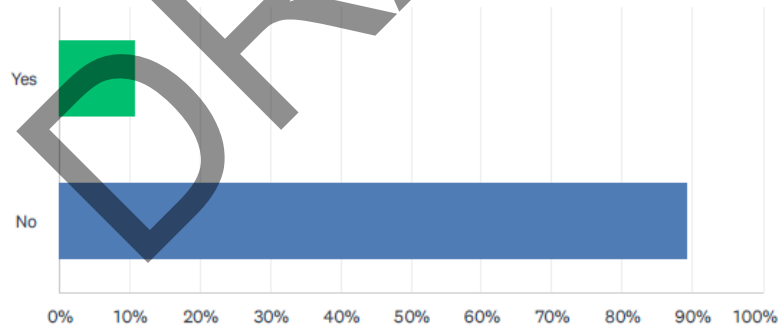
Answered: 85 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	50.59%	43
No	49.41%	42
TOTAL		85

Q3 Do you have a disability?

Answered: 85 Skipped: 0



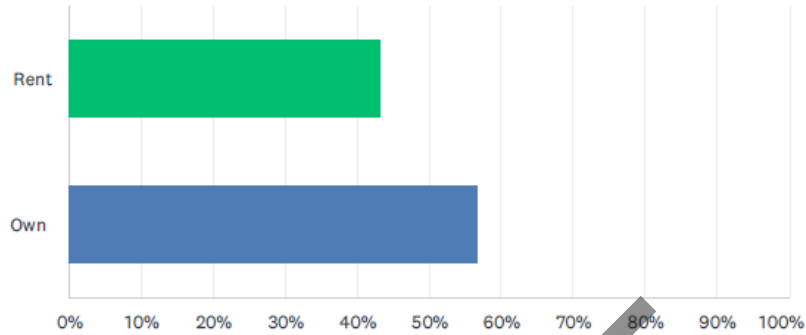
ANSWER CHOICES	RESPONSES	
Yes	10.59%	9
No	89.41%	76
TOTAL		85

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Appendix A: Summary of Public Outreach

Q4 Do you rent or own your home?

Answered: 83 Skipped: 2



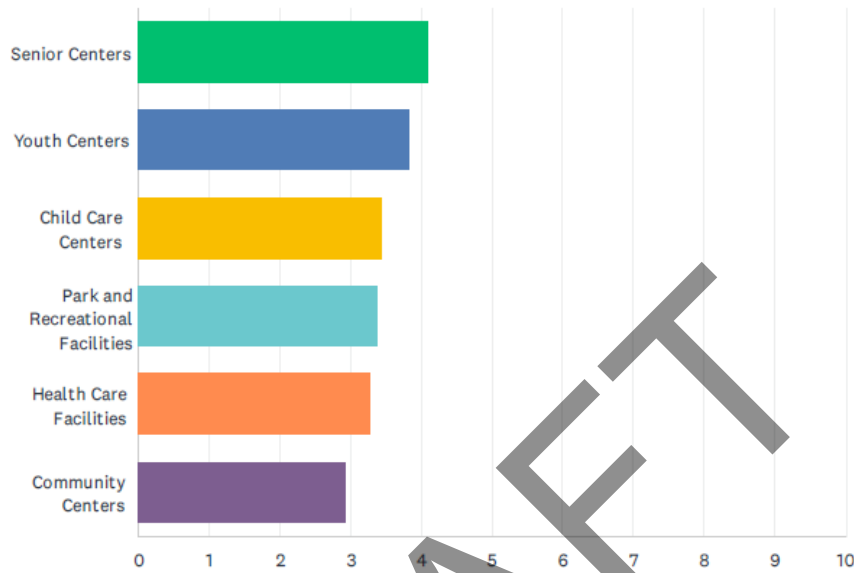
ANSWER CHOICES	RESPONSES	
Rent	43.37%	36
Own	56.63%	47
TOTAL		83

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Appendix A: Summary of Public Outreach

Q5 Need for Community Facilities. Rank the following in order of importance to the community. (1 = lowest, 6 = highest)

Answered: 85 Skipped: 0



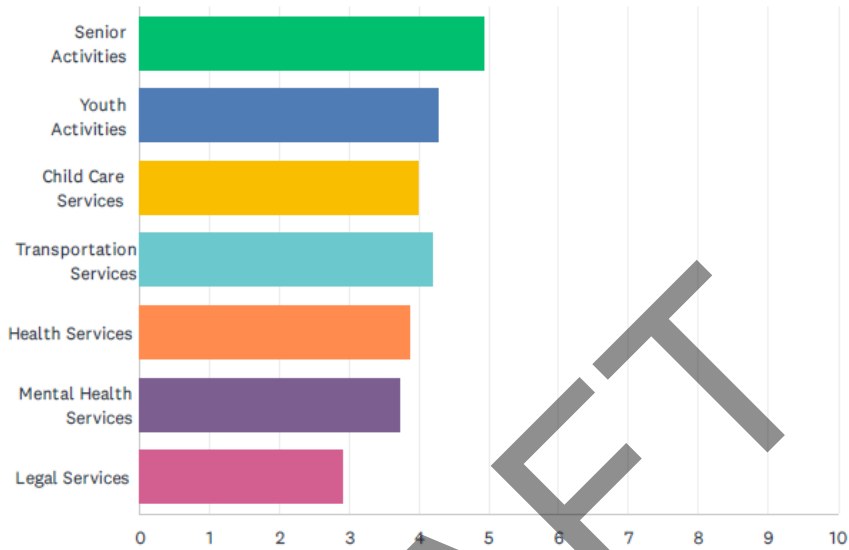
	1	2	3	4	5	6	TOTAL	SCORE
Senior Centers	27.06% 23	17.65% 15	20.00% 17	14.12% 12	15.29% 13	5.88% 5	85	4.09
Youth Centers	14.12% 12	21.18% 18	23.53% 20	21.18% 18	15.29% 13	4.71% 4	85	3.84
Child Care Centers	12.94% 11	17.65% 15	12.94% 11	25.88% 22	18.82% 16	11.76% 10	85	3.45
Park and Recreational Facilities	20.00% 17	17.65% 15	11.76% 10	10.59% 9	12.94% 11	27.06% 23	85	3.40
Health Care Facilities	16.47% 14	12.94% 11	15.29% 13	15.29% 13	17.65% 15	22.35% 19	85	3.28
Community Centers	9.41% 8	12.94% 11	16.47% 14	12.94% 11	20.00% 17	28.24% 24	85	2.94

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Appendix A: Summary of Public Outreach

Q6 Need for Community Services. Rank in order of importance to the community. (1 = lowest, 7 = highest)

Answered: 82 Skipped: 3



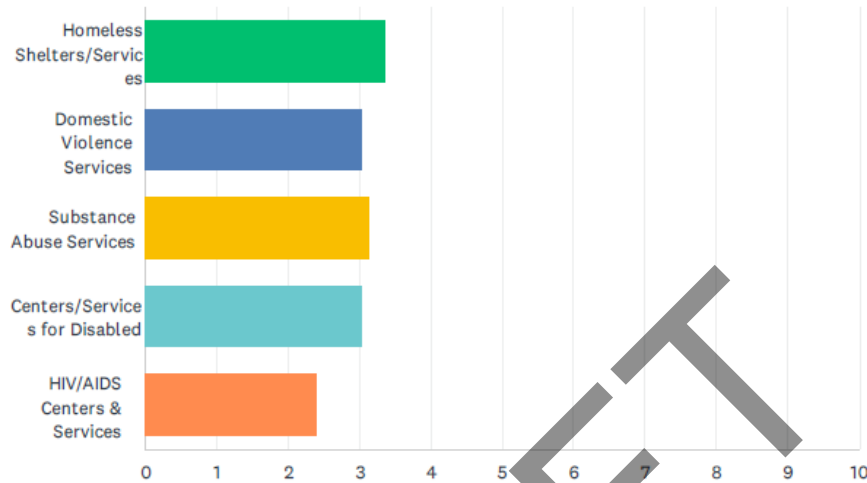
	1	2	3	4	5	6	7	TOTAL	SCORE
Senior Activities	30.49% 25	14.63% 12	12.20% 10	20.73% 17	9.76% 8	8.54% 7	3.66% 3	82	4.95
Youth Activities	12.20% 10	21.95% 18	18.29% 15	9.76% 8	17.07% 14	9.76% 8	10.98% 9	82	4.29
Child Care Services	9.76% 8	13.41% 11	20.73% 17	15.85% 13	12.20% 10	19.51% 16	8.54% 7	82	4.00
Transportation Services	12.20% 10	18.29% 15	17.07% 14	15.85% 13	10.98% 9	17.07% 14	8.54% 7	82	4.20
Health Services	9.76% 8	10.98% 9	12.20% 10	17.07% 14	30.49% 25	14.63% 12	4.88% 4	82	3.89
Mental Health Services	17.07% 14	13.41% 11	6.10% 5	10.98% 9	13.41% 11	20.73% 17	18.29% 15	82	3.74
Legal Services	8.54% 7	7.32% 6	13.41% 11	9.76% 8	6.10% 5	9.76% 8	45.12% 37	82	2.93

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Appendix A: Summary of Public Outreach

Q7 Need for Services for Special Needs Populations. Rank in order of importance to the community. (1 = lowest, 5 = highest)

Answered: 81 Skipped: 4



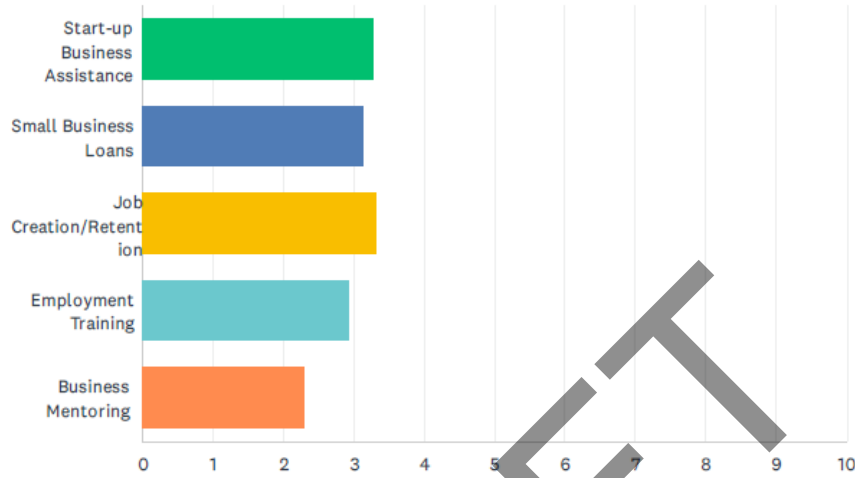
	1	2	3	4	5	TOTAL	SCORE
Homeless Shelters/Services	37.04% 30	16.05% 13	16.05% 13	8.64% 7	22.22% 18	81	3.37
Domestic Violence Services	6.17% 5	32.10% 26	30.86% 25	22.22% 18	8.64% 7	81	3.05
Substance Abuse Services	13.58% 11	27.16% 22	24.69% 20	28.40% 23	6.17% 5	81	3.14
Centers/Services for Disabled	20.99% 17	17.28% 14	20.99% 17	27.16% 22	13.58% 11	81	3.05
HIV/AIDS Centers & Services	22.22% 18	7.41% 6	7.41% 6	13.58% 11	49.38% 40	81	2.40

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Q8 Need for Business Development & Jobs. Rank in order of importance to the community. (1 = lowest, 5 = highest)

Answered: 76 Skipped: 9



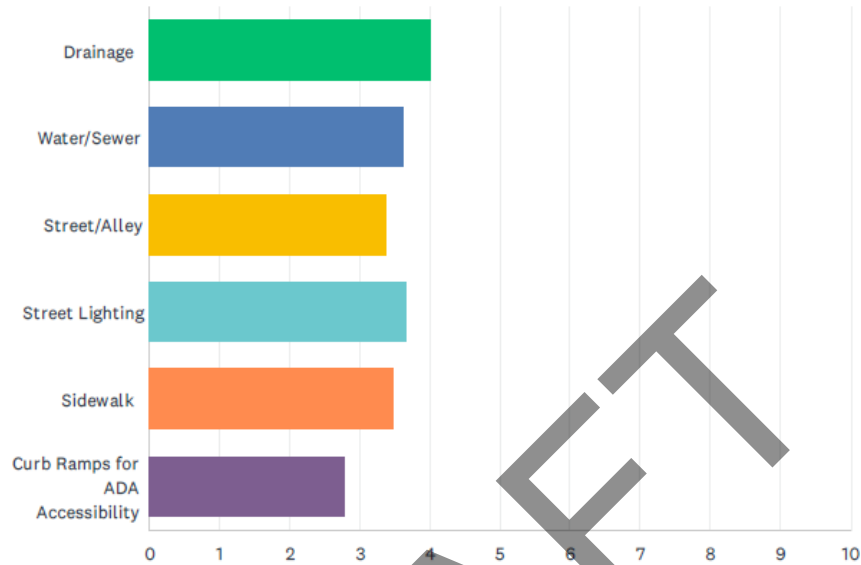
	1	2	3	4	5	TOTAL	SCORE
Start-up Business Assistance	23.68% 18	21.05% 16	23.68% 18	22.37% 17	9.21% 7	76	3.28
Small Business Loans	18.42% 14	25.00% 19	25.00% 19	15.79% 12	15.79% 12	76	3.14
Job Creation/Retention	25.00% 19	27.63% 21	13.16% 10	23.68% 18	10.53% 8	76	3.33
Employment Training	17.11% 13	18.42% 14	25.00% 19	21.05% 16	18.42% 14	76	2.95
Business Mentoring	15.79% 12	7.89% 6	13.16% 10	17.11% 13	46.05% 35	76	2.30

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Appendix A: Summary of Public Outreach

Q9 Need for Residential Infrastructure. Rank in order of importance to the community. (1 = lowest, 6 = highest)

Answered: 80 Skipped: 5



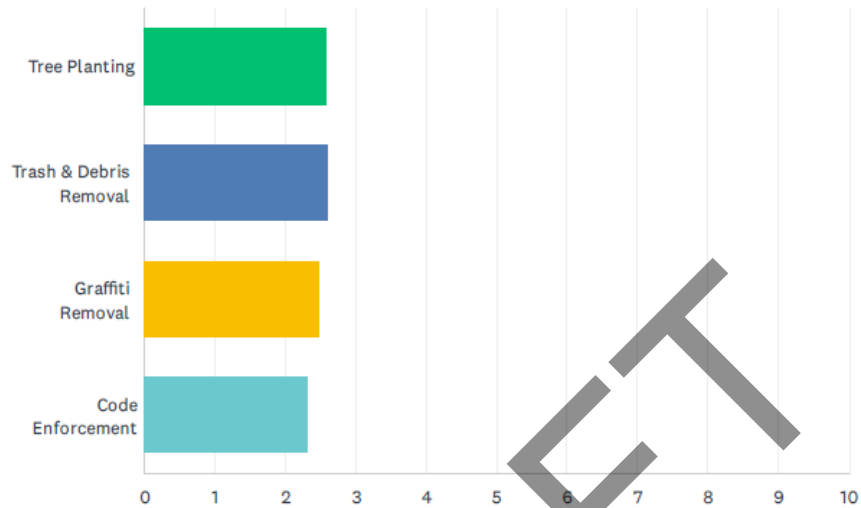
	1	2	3	4	5	6	TOTAL	SCORE
Drainage	25.00% 20	20.00% 16	20.00% 16	12.50% 10	13.75% 11	8.75% 7	80	4.04
Water/Sewer	10.00% 8	25.00% 20	17.50% 14	23.75% 19	12.50% 10	11.25% 9	80	3.63
Street/Alley	15.00% 12	8.75% 7	23.75% 19	20.00% 16	17.50% 14	15.00% 12	80	3.39
Street Lighting	15.00% 12	22.50% 18	12.50% 10	23.75% 19	17.50% 14	8.75% 7	80	3.67
Sidewalk	18.75% 15	16.25% 13	12.50% 10	11.25% 9	30.00% 24	11.25% 9	80	3.49
Curb Ramps for ADA Accessibility	16.25% 13	7.50% 6	13.75% 11	8.75% 7	8.75% 7	45.00% 36	80	2.79

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Q10 Need for Neighborhood Services. Rank in order of importance to the community. (1 = lowest, 4 = highest)

Answered: 70 Skipped: 15



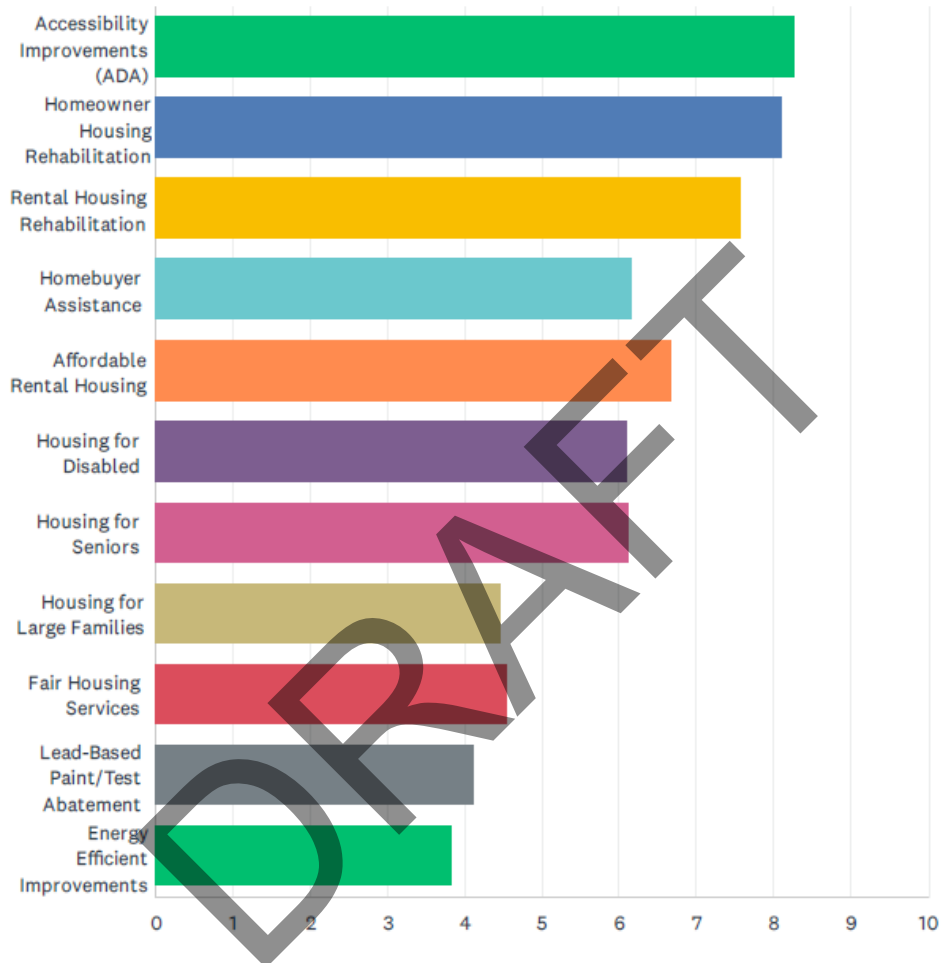
	1	2	3	4	TOTAL	SCORE
Tree Planting	35.71% 25	14.29% 10	22.86% 16	27.14% 19	70	2.59
Trash & Debris Removal	22.86% 16	34.29% 24	22.86% 16	20.00% 14	70	2.60
Graffiti Removal	21.43% 15	24.29% 17	35.71% 25	18.57% 13	70	2.49
Code Enforcement	20.00% 14	27.14% 19	18.57% 13	34.29% 24	70	2.33

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Appendix A: Summary of Public Outreach

Q11 Need for Affordable Housing. Rank in order of importance to the community. (1 = lowest, 11 = highest)

Answered: 83 Skipped: 2

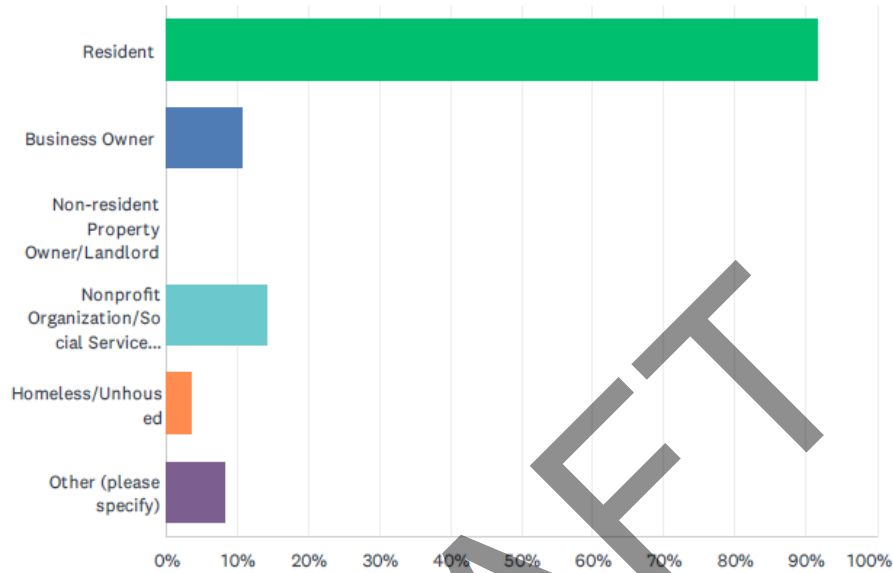


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Q12 Which of the following best describes you or your role in the community

Answered: 84 Skipped: 1



ANSWER CHOICES	RESPONSES	
Resident	91.67%	77
Business Owner	10.71%	9
Non-resident Property Owner/Landlord	0.00%	0
Nonprofit Organization/Social Service Provider	14.29%	12
Homeless/Unhoused	3.57%	3
Other (please specify)	8.33%	7
Total Respondents: 84		

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Written responses to survey question 13 “Please describe any other needs or concerns you have about the city that haven’t been addressed in this survey”.

Respondents	Responses
1	Lack of affordable housing options for homeless
2	City permit/inspection process needs improvement with execution and efficiency. The whole process for construction projects takes far too long
3	Soccer fields. Easier permit process for home improvement
4	Crime
5	Street repairs due to increase number of trucks, especially the different trash trucks
6	What will empower the most residents to care for themselves and each other?
7	The cleanliness of the city. The sidewalks are dirty. Trash in the streets.
8	Graffiti removal services and hotline
9	Repeal sanctuary city proclamation
10	More housing and better streets for more transportation
11	Way too many “legal” drug facilities. Stop building all these houses – enough is enough.
12	Homeless off the streets – 100%
13	Homeless encampments. Very little enforcement
14	Public patrol in neighborhoods. Police response time. Enforcement of laws.
15	Roads! Major issue with more housing/good schools
16	Increased police presence and staffing
17	We need more bike lanes
18	Drug addiction
19	Another dog park
20	19 th street and the Placentia bike lanes are terrible and need to be fixed. The back-up on 19 th is the worst now that you have taken away a lane and added a light. The bike lanes are too big and the road to drive is too small.
21	homelessness
22	Pot hole fixes, repaving needed on Mendoza street
23	Rents are higher than mortgages and not affordable
24	General cleanliness and pride in the neighborhoods. There is a lot of trash and debris everywhere. Illegal parking all through Eastside and a seeming lack of pride from the renters in large street duplexes/units.
25	Too many homeless drug users everywhere
26	Law enforcement presence
27	Clearly marked bicycle lanes
28	Must there be so many Marijuana dispensaries? I would like to see less of these. Also, there needs to be a plan for income-based housing for seniors. Affordable housing is still expensive for people on social security.
29	Missing middle housing. Street safety improvements (slow the cars). Active transportation infrastructure.
30	Traffic law enforcement. Stop signs, residential speeding/burnouts, late night takeovers on the freeway (55).

Appendices

Appendix A: Summary of Public Outreach

31	Allow homeowners to replace parkway strip trees without the penalty of having to provide additional trees to the city for planning elsewhere
32	Need more housing supply at all income levels; also need more public transportation
33	Gentrification
34	Illegal drug use, crime, homeless and enforcement of driving laws
35	The homeless issue (them sleeping on the street) needs to be fixed
36	Graffiti keeps popping up around the neighborhoods
37	1.5 million is just not enough money. I am interested as to whether we could pursue some more grants or something we need a huge investment and some gracious donors to really build this city up and fortify us. We are on the brink of some very dangerous things happening and Costa Mesa is a beautiful place that can outlive some of the disasters on her verge if we really dig in.
38	Policing of homeless
39	El alto costo de la renta y lo sucio de la calles por no levantar la Popo de sus perros
40	Rental Registry
41	Para con la pandillas de los jóvenes en las calles y con los hombres
42	We need more enforcement of the traffic laws. The streets are getting more dangerous with people running red lights and stop signs. There is a lot more traffic because of all of the large apartment complexes being built and not enough of a focus on the hazards creating the added traffic.
43	More community "3 rd places" to use for residents needed.
44	Parking and density with ADUs
45	Seguridad
46	More safe/secure bicycle places for locking
47	Better walking accessibility, clean sidewalks, safer crosswalks
48	Control de parking por vivienda
49	Reduce pot shops and homelessness
50	Food insecurity
51	End the sober living business, hold slumlords accountable for poor living conditions and degrading properties, beautify Baker Street with islands and trees like Fairview, 17 th , and Harbor Blvd.
52	Building More Housing

Appendices

Appendix A: Summary of Public Outreach

Summary of Comments

Community Workshop October 10, 2024

Resident Name/Initial	Comments/Priorities
Vickie Marie Rapier	Canyon Park needs a restroom
	Parking near Vanguard and Civic Center
M.O.	Neff Park Improvements
Lupita, homelessness provider	Gang Intervention
Fair Housing Foundation	Eviction, slumlord conditions, habitability, rent increase notices
H.S.	Additional monetary support for disabled
S.M.	Maintenance Trees on Westside
	More veterans services
B.O.	Parking problem/working out of garage at Mendoza/Baker
	Better communication for community input
Service Provider in City	More motel vouchers for homeless
	Parking at 18 th and Pomona
	More support/coordination of churches and community providers for homeless
	Restroom availability in parks
	Mental health services and providers
	Infrastructure and services for westside of Costa Mesa

Community Workshop October 24, 2025

Resident Name/Initial	Comments/Priorities
Christian	Funds for legal services – facing evictions – relocation assistance for residents facing evictions
	Utility assistance for homeowners
.	Street improvements – maintenance (Near Target Mesa street)
	Maintenance of parkway – who is responsible
	Tenant assistance for renters protection, audits for living conditions, landlords complying with laws
	Affordable Housing
	Libraries
	Alley on Center Street – Street maintenance for pot holes
	Homeless on Center St. Alley

Appendices

Appendix A: Summary of Public Outreach

Community Workshop October 24, 2025 (continued)

Resident Name/Initial	Comments/Priorities
	Shalimar and Pomona – high speed cars, need speed bumps
	Gang intervention/drug program
	Valencia Street needs lighting
	Permit parking on Valencia street
	Mission Street/ Mendoza – parking
	Golf course needs nets for golf balls
	Neighborhood security, public safety

Stakeholder Workshop October 29, 2024



Housing & Public Service Grant Committee Meeting

March 5, 2025

No public comments received

Public Hearing

May 20, 2025

No public comments received

Appendices

Appendix A: Summary of Public Outreach

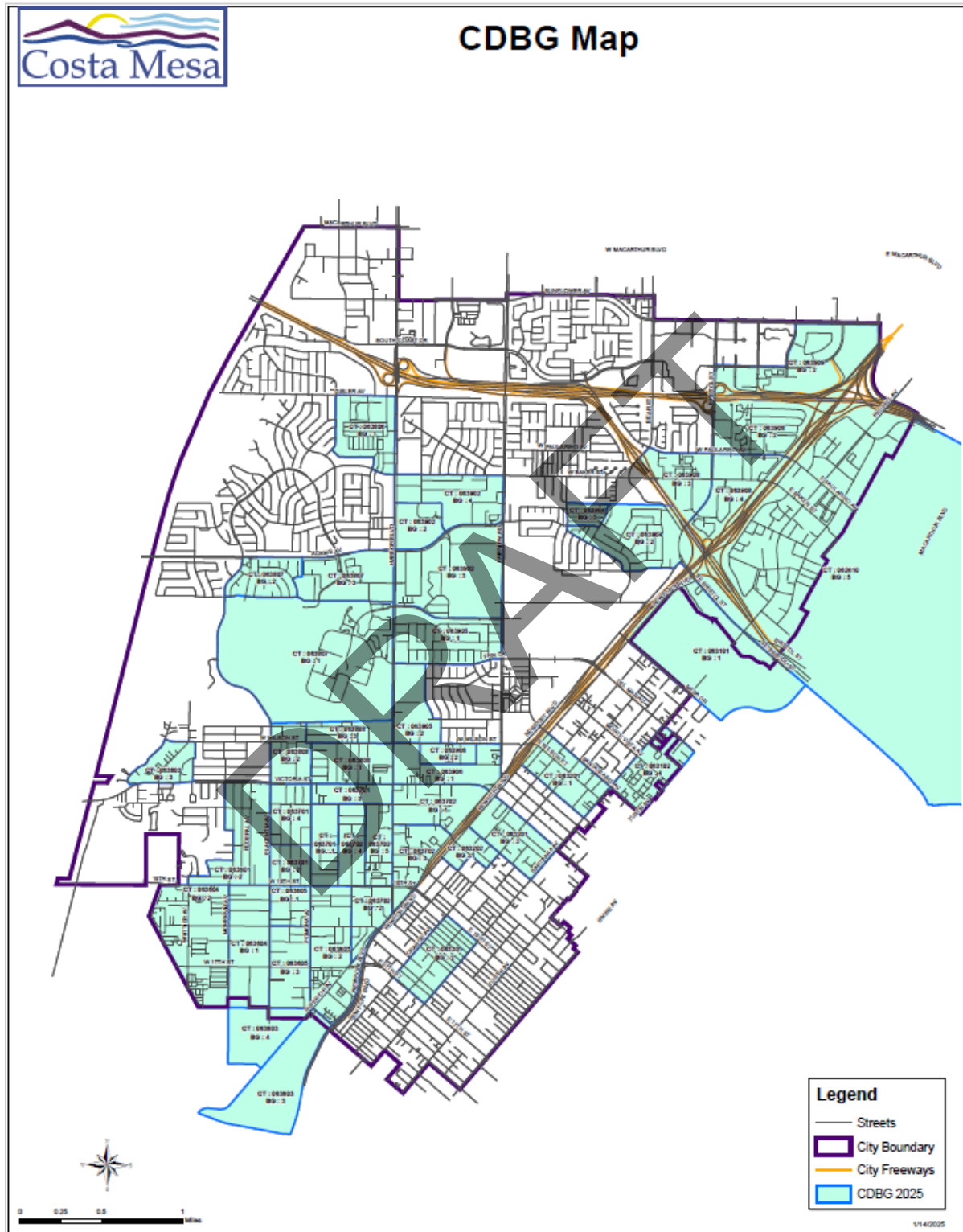
Proof of Publications

To be attached to final Con Plan

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Appendices

Appendix B: Low- and Moderate- Income Areas by Census Tract



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Appendix C: Certifications

To be included in final Consolidate Plan

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Appendices

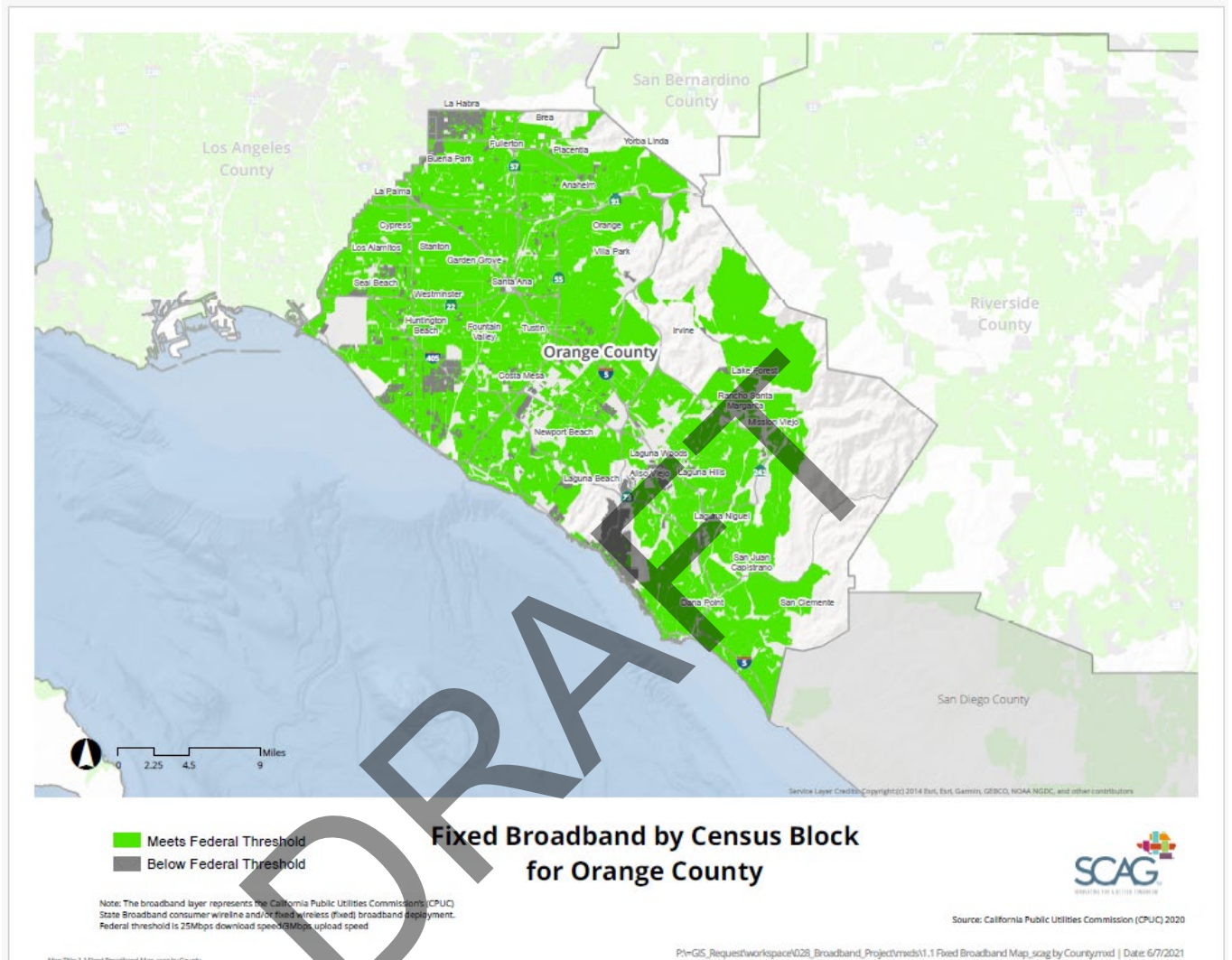
Appendix D: SF 424 Forms

To be included in final Consolidated Plan

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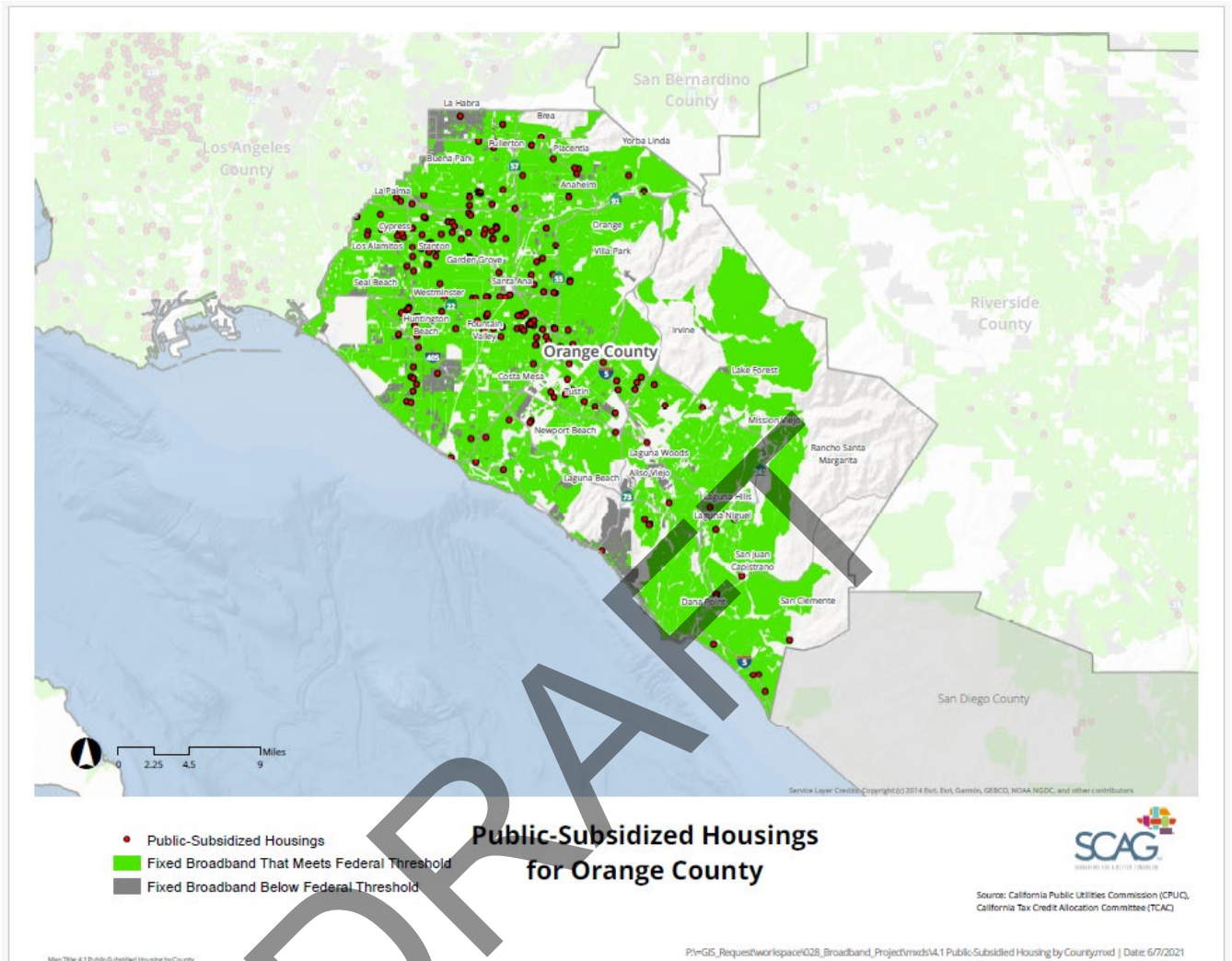
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Appendix E: Broadband Access Maps



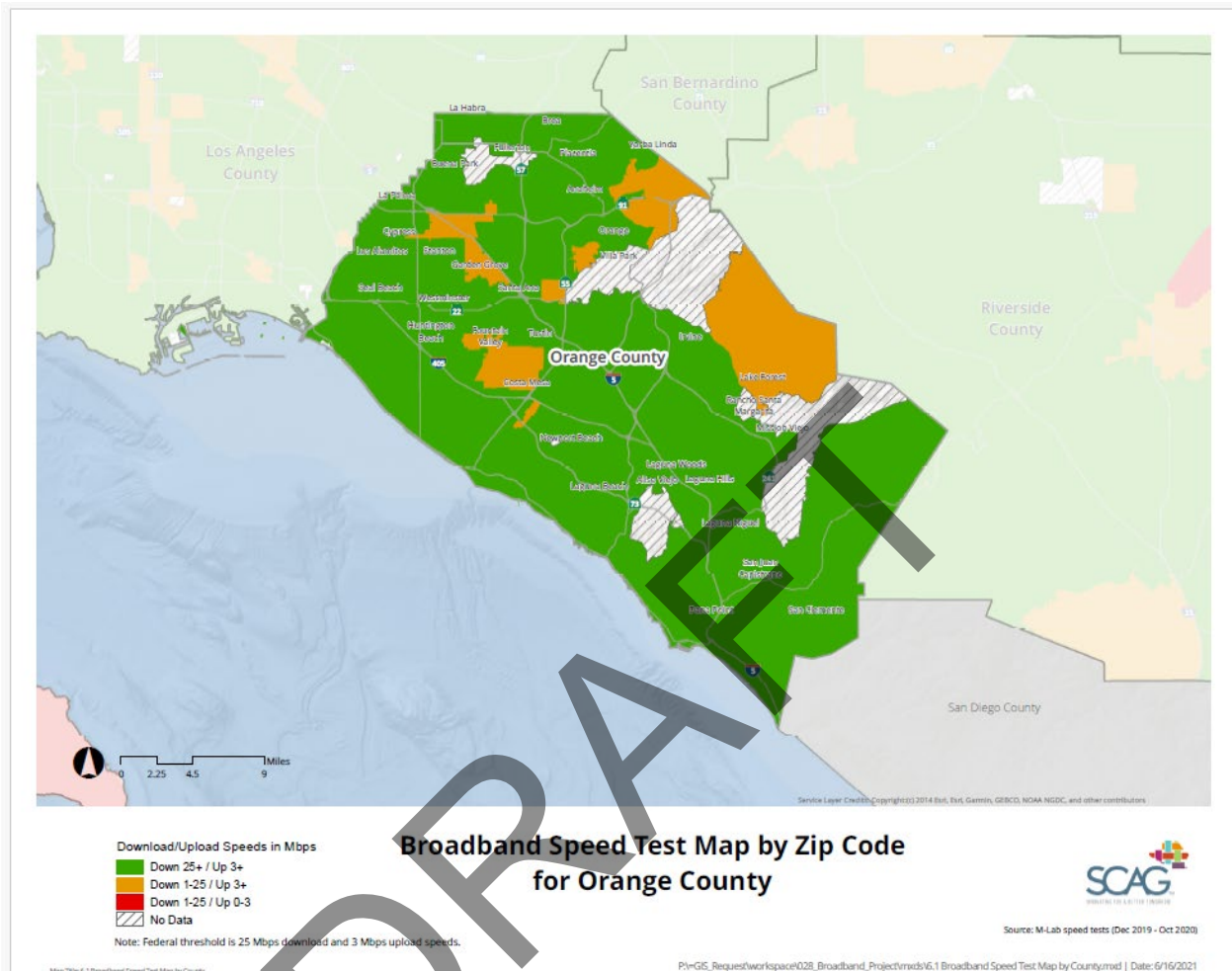
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Appendix E: Broadband Access Maps



Appendices

Appendix E: Broadband Access Maps



Appendices

Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing



Appendices

Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

Acknowledgements

Special thanks to all individuals and organizations that contributed to the planning process, including, but not limited to, the following:

The individuals and organizations (including Equus Workforce Solutions, Project Hope Alliance, Alianza Translatinx, Human Options, Illumination Foundation, The Eli Home, The Cambodian Family, and Orange County Families Forward) who attended the in-person and virtual community meetings.

The organizations that participated in the stakeholder interviews and focus groups, including Fair Housing Council of Orange County, Fair Housing Foundation, Orange County Families Forward, Orange County United Way, Family Assistance Ministry, The HUB OC, National Core, NeighborWorks Orange County, Thomas House Family Shelter, Domus Development, Dayle McIntosh Center, CalOptima, and Assistance League of Orange County.

Staff from all jurisdictions that participated in the planning effort, with additional thanks to staff from:

- The Cities of Costa Mesa, La Habra, and Santa Ana, for hosting in-person community meetings.
- The Cities of Anaheim, Aliso Viejo, Buena Park, Fountain Valley, Fullerton, Irvine, San Clemente, Santa Ana, and Rancho Santa Margarita, for advertising the in-person and virtual community meetings through various channels.
- The City of Santa Ana, which served as lead agency responsible for coordinating the development of this report.

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Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

Cover Photo Credit

The cover photograph for this report was provided courtesy of C&C Development. The photograph features *Terraces at Santiago* in the City of Santa Ana's Station District. *Terraces at Santiago* is an award-winning 36-unit urban infill transit-oriented multifamily affordable rental housing development featuring a mix of two-, three-, and five-bedroom apartments. In keeping with surrounding neighborhoods, this property was designed with Spanish/Santa Barbara architectural influences. Exterior detailing accents include wrought iron, decorative gables, wall sconces, decorative arches, decorative wood rafter rails, decorative painted wood shutters, and recessed stucco elements with wrought iron lattice. The building is LEED Gold Certified.

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Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

I. Executive Summary

The Assessment of Fair Housing (AFH) provides communities an opportunity to assess their progress toward the goals of eliminating housing discrimination and promoting access to housing opportunity for both current and future residents. Jurisdictions that receive funding from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds, complete an AFH at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act.

As a fair housing planning document, the AFH facilitates HUD grantee compliance with statutory and regulatory requirements to affirmatively further fair housing. Affirmatively furthering fair housing entails taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The duty to affirmatively further fair housing applies to all activities and programs within a jurisdiction related to housing and urban development.

This AFH is a collaborative effort among the following jurisdictions:

- Orange County and the Urban County Program participating cities of Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, San Juan Capistrano, Seal Beach, Stanton, Villa Park, and Yorba Linda.
- The HUD Entitlement Cities of Aliso Viejo, Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, City of Orange, Rancho Santa Margarita, San Clemente, Santa Ana, Tustin, Westminster.

To prepare the AFH, jurisdictions first must identify fair housing issues. A fair housing issue refers to a condition within a specific geographic area that restricts fair housing choice or limits access to opportunity. Fair housing issues may include ongoing local or regional segregation/concentration or lack of integration, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing. To identify fair housing issues, HUD recommends that jurisdictions gather and analyze data. For this AFH, the jurisdictions analyzed data on the following topics:

- Demographics
- Segregation or Concentration/Integration
- Racially and/or Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity

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- Housing Needs
- Discrimination Complaints

The data utilized in the analysis are from the U.S. Census Bureau American Community Survey (ACS), HUD's AFFH Data and Mapping Tool, the California Department of Housing and Community Development (HCD) AFFH Data Viewer 2.0, housing discrimination complaint data provided by HUD's Office of Fair Housing and Equal Opportunity (FHEO), and information gathered through the community participation process (described below). The ACS data utilized in the assessment are from the 2018-2022 five-year estimates, which were the most current data across all participating jurisdictions at the time the analysis was conducted.

After analyzing the data and identifying fair housing issues, jurisdictions then must identify contributing factors. A contributing factor is any condition that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. For each fair housing issue and its contributing factors, jurisdictions must then develop fair housing goals. A fair housing goal is a specific, meaningful action that can reasonably be expected to create meaningful positive change that affirmatively furthers fair housing by increasing fair housing choice or reducing disparities in access to opportunity.

For the contributing factors and fair housing goals in this AFH, the jurisdictions built upon the extensive work they have already done preparing their most recent Housing Elements, which cover an eight-year planning period. As part of the state-mandated Housing Element, California jurisdictions must conduct a fair housing assessment that includes an analysis of fair housing issues, identification of factors that create and/or contribute to those issues, and development of goals and meaningful actions to affirmatively further fair housing. Progress toward reaching the goals identified in the Housing Element must then be periodically reported to the state.

A summary of the fair housing issues, significant contributing factors, and fair housing goals for each jurisdiction can be found in **Section IV** of this AFH.

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Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

E. Costa Mesa

Issue: Segregation and R/ECAPs <p>There is moderate segregation between Hispanic and White residents in the city, though these levels declined slightly between 2000-2010. Geographically, the neighborhoods between downtown and the Costa Mesa Country Club are areas of high POC segregation, with a predominantly Hispanic population. The largest number of publicly supported housing units and the highest concentration of vouchers in the city is in this area. The city's one R/ECAP is also located here, in the neighborhood between Newport Avenue and Placentia Avenue, south of 19th Street. The neighborhoods in East Side Costa Mesa (east of SR-55 and south of Mesa Drive) are all areas of high White segregation, as are the neighborhoods north of the Country Club and the neighborhoods between Estancia High School and Canyon Park.</p>	
Contributing Factors: <ol style="list-style-type: none"> 1. Housing discrimination. 2. Lack of affordable housing due to governmental and market constraints. 	
Actions: <p>The City will take the following meaningful actions, in addition to resisting discrimination, to overcome patterns of segregation based on protected characteristic, as defined by California law:</p>	Timeframe:
<ol style="list-style-type: none"> 1. Continue to contract with the Fair Housing Foundation or other fair housing service provider and provide information regarding the Public Law Center to address Housing Discrimination and unfair lending, including promoting mediation services, foreclosure assistance and/or multilingual tenant legal counseling services. Promote available services on the City's webpage. 	Ongoing
<ol style="list-style-type: none"> 2. Continue to enforce the City's Inclusionary Housing Ordinance, which was approved on August 6, 2024, and became effective on September 6, 2024. 	Ongoing
<ol style="list-style-type: none"> 3. Support the development of affordable housing through the following efforts: <ul style="list-style-type: none"> • Continue to evaluate programs and incentives to encourage the development of affordable housing. • Make materials available to applicants regarding the City's affordable housing ordinance. • Develop additional incentives and materials as state legislation provides additional incentives. • Continue to pursue funding and partnerships with affordable housing builders. 	Ongoing

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4. Amend the City's Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6, which requires the City to permit farmworker housing by-right, without a conditional use permit, in single-family zones for six or fewer individuals and in agricultural zones with no more than 12 units or 36 beds. Until the zoning code is updated, the City will process any proposed farmworker housing by-right in single-family zones pursuant to State Law.	Revise Zoning Code in 2025
5. Review and update the Zoning Code to comply with the State Density Bonus Law as part of the City's rezone program. In the meantime, continue to process State Density Bonus Law requests and project in compliance with state law.	Revise Zoning Code in 2025
6. Review planning application fees to avoid creating a constraint to the development of affordable housing, as part of the City's rezone program.	Revise Zoning Code in 2025
7. Reduce barriers to construction of housing for extremely low and lower-income households through the following actions: <ul style="list-style-type: none"> • Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available. • Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives. • Proactively reach out to developers at least once annually to identify and promote development opportunities. • Adopt priority processing and streamlined review for developments with units affordable to lower income households. • Support funding development applications throughout the planning period for projects proposing units affordable to lower income households. 	Ongoing
8. Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.	Revise Zoning Code in 2025
9. Promote the development of ADUs through the following actions:	Complete the update to ADU regulations in municipal code by April

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Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

<ul style="list-style-type: none"> Review and revise the City's ADU ordinance as necessary to comply with state law. Maintain a dedicated web page that promotes ADU development. 	2025. Maintain web page on ongoing basis.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------

<p>Issue: Disparities in Access to Opportunities</p> <p>Hispanic residents have the least access to low-poverty neighborhoods, neighborhoods close to high performing schools, and neighborhoods with high labor force participation and human capital. Geographically, the neighborhoods downtown and west of downtown are less environmentally healthy and have lower education and economic scores. These are also predominantly Hispanic neighborhoods. Conversely, neighborhoods east of Newport Boulevard (SR-55), which are predominantly White, have higher education and economic scores, are more environmentally healthy, and have lower poverty rates. Additionally, Black, Hispanic, and Native American residents are less likely to own their home than White and AAPI residents.</p> <p>Additionally, based on analysis of fair housing complaint data, individuals with disabilities disproportionately experience discrimination in housing.</p>	
<p>Contributing Factors:</p> <ol style="list-style-type: none"> Unfair lending practices Approximately 86 percent of housing units were built prior to 1989 before the Fair Housing Act and state laws regarding accessibility requirements for individuals with disabilities were adopted. 	
<p>Actions:</p> <p>The City will take the following meaningful actions, in addition to resisting discrimination, to foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law:</p>	<p>Timeframe:</p>
<ol style="list-style-type: none"> Continue to contract with the Fair Housing Foundation or other fair housing service provider and provide information regarding the Public Law Center to address Housing Discrimination and unfair lending, including promoting mediation services, foreclosure assistance and/or multilingual tenant legal counseling services. Promote available services on the City's webpage. 	Ongoing
<ol style="list-style-type: none"> Continue operating the Owner-Occupied Housing Rehabilitation Program, which may be used to assist qualified property owners in improving single-family residential properties, including health and safety repairs such as mechanical plumbing, electrical, roofing, security, medical emergency requirements, 	On an annual basis, provide informational materials on the Owner-Occupied Housing Rehabilitation program; encourage the participation of seniors, veterans, and disabled residents in

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Appendix F: Executive Summary of 2025-2029 Assessment of Fair Housing

and/or aid the mobility of the physically disabled and/or elderly.	this program; and evaluate the effectiveness of this program and, if necessary, modify program characteristics.
<p>3. Increase the availability of accessible housing for individuals with disabilities through the following actions:</p> <ul style="list-style-type: none"> Review and revise the Reasonable Accommodation procedure to promote access to housing for individuals with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented. Meet with local organizations and developers to promote access to housing for individuals with disabilities and address potential constraints. 	<p>The City is currently in the process of reviewing its Reasonable Accommodation procedures and anticipates bringing any recommendations to Planning Commission and City Council in 2025. Other efforts are ongoing.</p>
<p>4. Increase the availability of transitional and supportive housing through the following actions:</p> <ul style="list-style-type: none"> Amend the Zoning Code to include transitional and permanent supportive housing within the City's land use matrix in compliance with Senate Bill 2 and Government Code Section 65651. Monitor the inventory of sites appropriate to accommodate transitional and supportive housing. Proactively engage relevant organizations to meet the needs of individuals experiencing homelessness and extremely low-income residents, including the Costa Mesa Network for Homeless Solutions, which aims to provide a comprehensive system programs and services for residents experiencing homelessness and those at risk of homelessness. 	<p>Revise Zoning Code in 2025. Other efforts are ongoing.</p>
<p>5. Review and revise the City's Zoning Code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.</p>	<p>The City is currently in the process of reviewing its Group Homes procedures and anticipates bringing any recommendations to Planning Commission and City Council in 2025.</p>

Appendices

Appendix G: HOME Program Request to Increase Median Area Purchase Price Limit

May 20, 2025

Mr. Rufus Washington, Director

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 Mr. Washington:

The City of Costa Mesa is submitting a request to increase the Median Area Purchase Price Limit as part of its 2025-2026 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 \$1,448,750.

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 survey methodology:

1. Sales data on all single-family home sales, March 1, 2024 through February 28, 2025 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 (March 2024 to February 2025), then a minimum of a 3-month survey is used. Based on the attached report, the median home price was \$1,525,000 and 95% of this property value is \$1,448,750.
3. Methodology for Costa Mesa adjusted home limit increase request:
Median Sales Price for 102 sales: $\frac{N+1}{2} = \$1,525,000$
Single Family Unit: $\$1,525,000 (95\%) = \$1,448,750$

If you have any questions, please contact Mikelle Daily of the Housing and Community Development Office at 714-754-5678 or mikelle.daily@costamesaca.gov.

Sincerely,

SCOTT DRAPKIN
Assistant Director of Economic and Development Services

Attachment: Survey

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