

Housing Element Update

City Council Meeting
February 1, 2022



COMMUNITY OUTREACH

- Two City-wide Townhall meetings
- Outreach meetings for each of the City's six voting districts
- Several other stakeholder meetings
- Four Planning Commission / City Council Study Sessions
- Online surveys, mailers, and community platforms and social media posts, in both English and Spanish



RHNA ALLOCATION

Final RHNA Allocation					
Income Category	% of Area Median Income (AMI)	Affordable Monthly Rent	Income Range Min. – Max.		RHNA Allocation
Very Low Income	0-50% AMI	\$961 - \$1,281	--	\$64,050	2,919 units
Low Income	51-80% AMI	\$2,561	\$64,051	\$102,450	1,794 units
Moderate Income	81-120% AMI	\$3,090	\$102,451	\$123,600	2,088 units
Above Moderate Income	>120% AMI	>\$3,090	\$123,601	--	4,959 units
Total					11,760 units



DRAFT HOUSING ELEMENT UPDATE

- Chapter 1 – Introduction
- Chapter 2 – Community Profile
- Chapter 3 – Constraints, Resources, Fair Housing
- Chapter 4 – Policy Plan
- Appendices
 - Past Performance
 - Sites Analysis
 - Community Outreach Summary
 - Glossary



DRAFT HOUSING ELEMENT UPDATE

- The Housing Element identifies future opportunities for housing focusing on already developed areas of the City where housing and mixed use may be appropriate
- Identifies specific actions or “programs” to achieve housing goals



MILESTONES

- Draft Housing Element released for public review
- CEQA Document – Public Review
- Planning Commission/ Council Study Sessions
 - March 1, 2021
 - March 23, 2021
 - April 27, 2021
 - September 13, 2021
- Submitted the Draft Housing Element to State HCD
- State HCD Comment Letter & Revisions



STATE HCD COMMENT LETTER

- The State HCD comment letter primarily requested additional information and analysis for certain topics and requested modifications/additions to certain housing element programs including:
 - Program 3E – ADUs
 - Program 3G – Measure Y
 - Program 2M – Parking Requirements
 - And other programs



MILESTONES

- Revised Draft Housing Element
- Planning Commission Public Hearings
 - November 8, 2021
 - November 22, 2021
 - December 13, 2021
- Housing Ad Hoc Committee – January 11, 2022
- City Council Public Hearing – January 18, 2022
- Housing Element adoption – by February 12, 2022



ENFORCEMENT BY THE STATE

The Housing Element is required to be certified by the State HCD. Consequences for not adopting and maintaining a State-certified Housing Element include:

- Loss of State grant funds;
- Loss of some level of local control over development;
- HCD may forward a non-compliance case to the California Office of the Attorney General;
- A court may suspend the City's authority to issue building permits or other approvals; and
- Outside groups could sue the City for a non-compliant Housing Element.



RECOMMENDATION

- Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in compliance with CEQA
- Adopt and approve the Housing Element Update



NEXT STEPS

- Continue coordinating with State HCD and other agencies
- Submit the Housing Element to the State for certification
- If the State has additional comments, staff will bring the Housing Element back to the Council for an amendment



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COMMUNITY WORKFORCE AGREEMENT

Public Services Department

February 1, 2022



COMMUNITY WORKFORCE AGREEMENT

- Community Workforce Agreements (CWAs) are also known as Project Labor Agreements (PLAs).
- CWAs aim to increase employment opportunities for Costa Mesa residents and to facilitate training for the City's students and Veterans through apprenticeships.



LOCAL BENEFITS

- CWAs promote a well-trained workforce in the construction profession by encouraging under-represented groups, local residents, and Veterans various opportunities to learn and excel in one or more of the construction trades.
- CWAs also reconcile labor disputes in a peaceful manner and to resolve grievances without the need for labor stoppages (i.e., strikes).
- Several agencies have already adopted similar CWAs, such as the Cities of Santa Ana, Anaheim, and Garden Grove.



LOCAL HIRING GOAL

- The duration of the CWA is five (5) years, commencing on the agreed effective date.
- Goal of the CWA is for Costa Mesa residents, Costa Mesa Veterans, Costa Mesa High School graduates, Building Trades multi-craft core curriculum graduates, and/or area residents residing in the remaining parts of Orange County to perform up to 35% of total labor hours for qualifying projects.



LOCAL HIRING PREFERENCES

1. Costa Mesa area residents
2. Veterans, regardless of residency
3. Graduates of High Schools in Costa Mesa
4. Graduates of Building Trades Multi-Craft Core Curriculum
5. All other Orange County residents.



CWA IMPLEMENTATION PROCESS

- Projects listed in Attachment “F” will be subject to the CWA, unless agreed to otherwise.
- Contracts still subject to competitive bidding as per state law.
- Contractors are currently required to pay prevailing wages to their workers since Costa Mesa is a General Law City.
- Several of our existing contractors are already fully unionized.



CWA PROVISIONS

- Contractors recognize the Building and Trades Council as the sole and exclusive bargaining representative for craft employees engaged in project work, as well as the primary source of craft labor.
- Contractors who are not independently signatories to a Master Labor Agreement with the Building and Trades Council may hire a member from their own core workforce, then an employee through the appropriate Union hiring hall, then another core employee, then another through the referral system, and so on until a maximum of five (5) core employees are hired.
- All additional employees shall be requisitioned from the craft hiring hall, established by the Building and Trades Council.



PROJECTS EXEMPT FROM CWA

- Projects exempt from the CWA include:
 - Project design contracts
 - Professional, office and other non-manual employees
 - Equipment and machinery purchases
 - Work performed by City employees or other government agencies
 - Work performed by inspectors employed by the City
 - Work with funding or grant restrictions
 - Laboratory testing, environmental/compliance requirement.



CWA ADMINISTRATION

- The CWA administration costs are estimated to be approximately one percent over the course of several projects.
- The cost for consultant services for the administration of CWA will be assigned to respective project budgets.



SUMMARY

- The CWA is intended to promote local workforce by requiring contractors to meet 35% local hiring goal.
- CWAs aim to increase employment opportunities for Costa Mesa residents and to facilitate training for the City's students and Veterans through apprenticeships.
- CWAs are monitored by independent consultant retained by the City to ensure project goals are met and to enforce the agreement.
- Several current City projects are already being performed by union contractors.



QUESTIONS AND DISCUSSION



PROFESSIONAL SERVICES AGREEMENT FOR FAIRVIEW PARK

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RECOMMENDATION

1. Award a Professional Services Agreement to Endemic Environmental Services, Inc.
 - Annual amount not-to-exceed \$322,595
 - Term of two years
 - Three one-year extension options with CPI adjustments
 - Five-percent (5%) annual contingency
2. Authorize the City Manager and the City Clerk to execute the PSA and future amendments to the agreement



SCOPE OF WORK

- Managing the wetlands and water delivery system
- Vegetation and algae management
- Mosquito and nuisance control and coordination
- Biological monitoring and compliance
- Aerial surveillance program
- Required habitat monitoring and reporting
- Environmental compliance support and reporting



FAIRVIEW PARK ECOLOGICAL CONTEXT

- Five Distinct Habitat Zones
- Rare and Endangered Species
- Critical Habitat for Migratory Birds
- Cultural Resources
- Environmental Regulatory Provisions
- Mitigation and Restoration Projects
- Constructed Wetland Ponds Natural Treatment System





WETLAND & RIPARIAN HABITAT AREA



SUCCESSES AT FAIRVIEW PARK

- Native Plant Establishment
- Residence by Rare and Endangered Species
- Reduction in Mosquito Activity
- Functionality of Water Conveyances
- Reduced Encampment Activity, Vandalism, Trespassing
- High Quality Habitat
- Thriving Wildlife Community





QUESTIONS