

# 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
<b>Total</b>					<b>11,760 units</b>



# 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





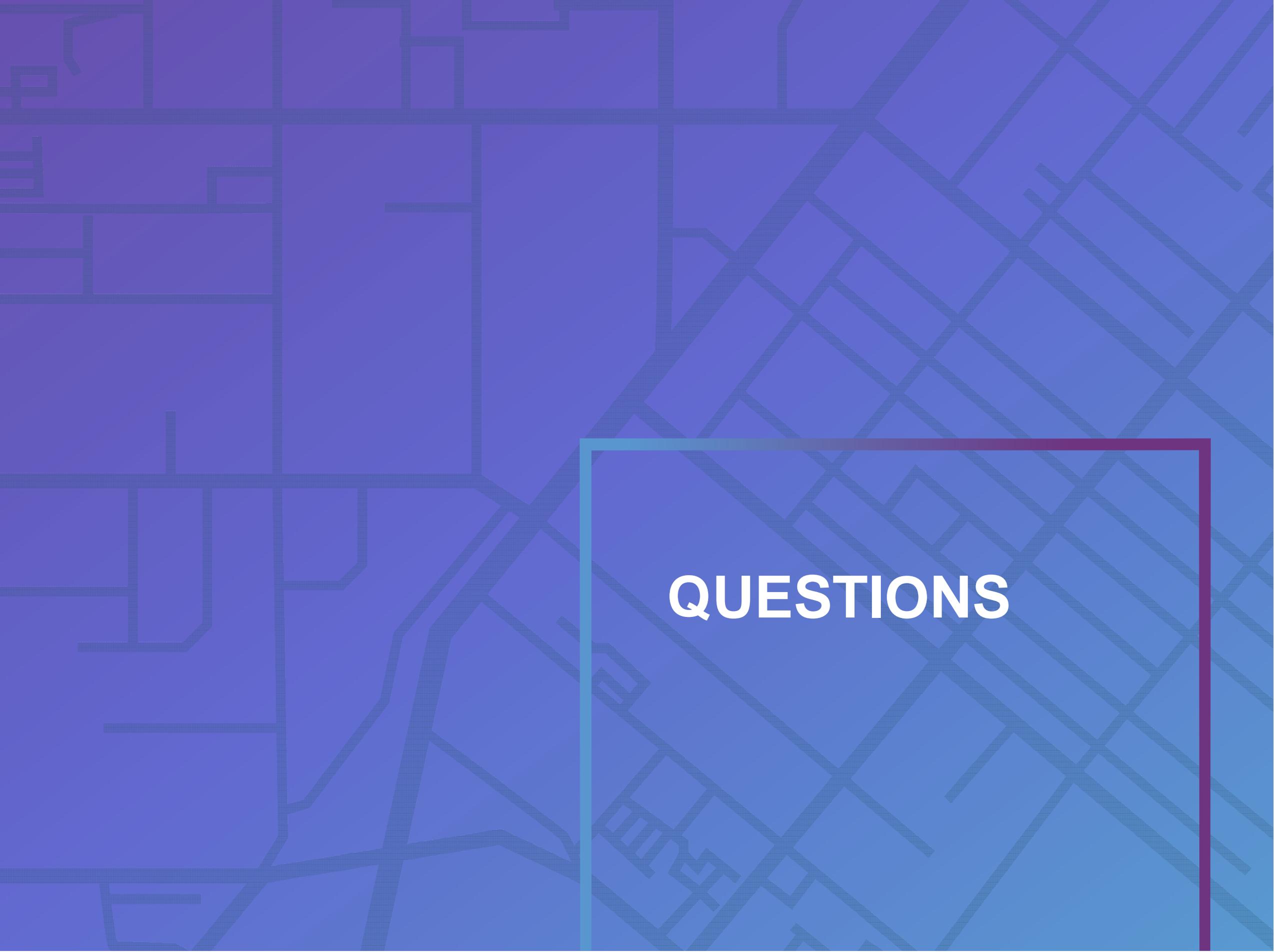
# WETLAND & RIPARIAN HABITAT AREA



# SUCSESSES 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**