

City of Costa Mesa Public Hearing

Feb. 15, 2022

Dr. Justin Levitt, Vice President
National Demographics Corporation

Redistricting – Why Now?

- ❑ Costa Mesa moved to districts in 2017 after voters approved Measure EE in November 2016
- ❑ Costa Mesa election used districts for first time in 2018 and again in 2020
- ❑ Redistricting is required when the decennial Census data is released, once every ten years
- ❑ Delays in receiving the Census data have delayed states, counties, cities, and other jurisdictions throughout California and the US
- ❑ New laws like the Fair Maps Act have changed how districts are drawn and how the process is conducted

Redistricting Process

| Step | Description |
|--|---|
| Informational Session August 3, 2021 | Explain the redistricting process Educate and solicit input on communities of interest |
| Census Data Release August 16, 2021 | Census Bureau releases official 2020 Census population data; official state prisoner-adjusted counts released on Sept 20, 2021 |
| Public Hearing 1 October 19 | Educate and solicit input on communities of interest |
| Community Forums October 23, December 1 & January 8 | Workshops held at different locations throughout the community to provide training on the tools and take public comment on communities of interest/draft maps |
| Two Draft Map Hearings November 16 & February 15 | Two Public Hearings to discuss and revise the draft maps and to discuss the election sequence. |
| Map Selection March 1, 2022 | Council makes final selection of map and introduces ordinance. Final map must be posted at least 7 days prior to adoption. |
| Map Adoption March 15, 2022 | Map is approved a regular Council meeting State deadline for adoption is April 17, 2022 |
| November 2022 | First Election with new districts |

Redistricting Rules and Goals

1. Federal Laws

Equal Population
Federal Voting Rights Act
No Racial Gerrymandering



2. California Criteria for Cities

1. **Geographically contiguous**
2. **Undivided neighborhoods and “communities of interest”**
(Socio-economic geographic areas that should be kept together)
3. **Easily identifiable boundaries**
4. **Compact**
(Do not bypass one group of people to get to a more distant group of people)

Prohibited: “Shall not favor or discriminate against a political party.”

3. Other Traditional Redistricting Principles

Minimize voters shifted to different election years

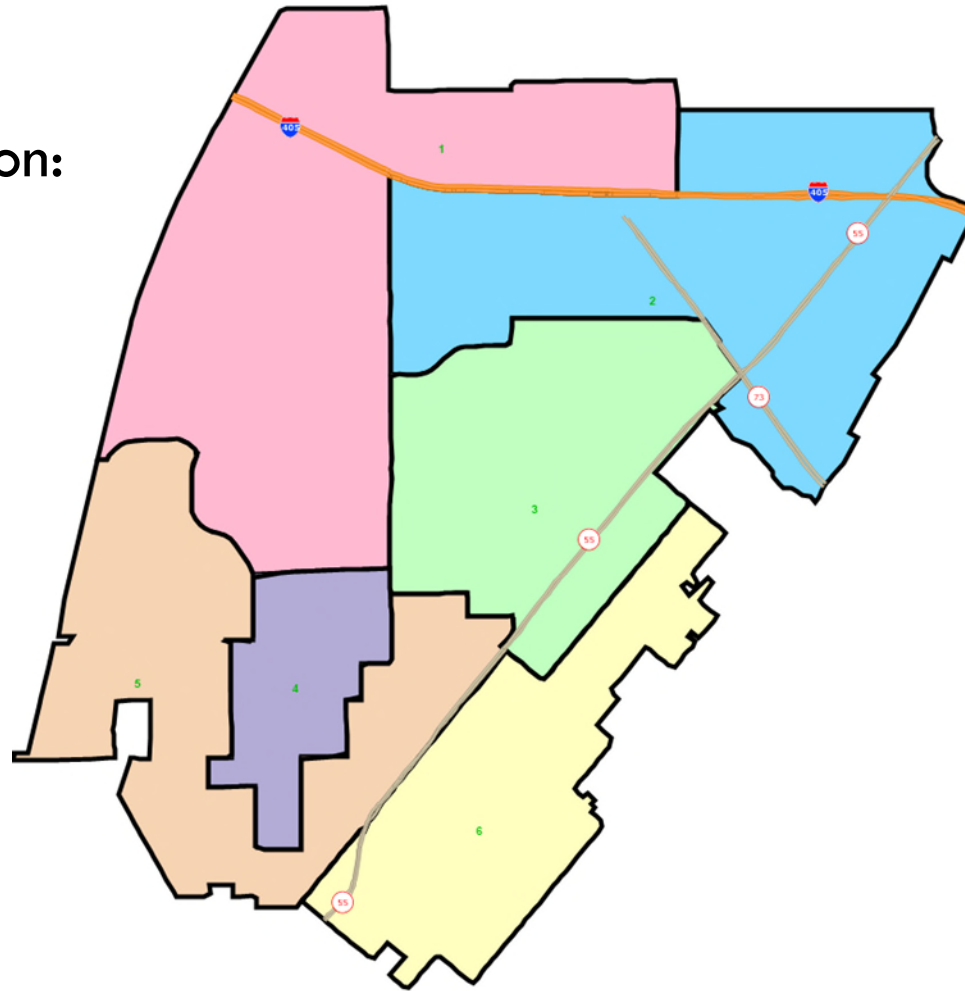
Respect voters’ choices / continuity in office

Future population growth

Preserving the core of existing districts

Current District Map Overview

Total Deviation:
11.52%



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Draft Maps as of 2/15/2022

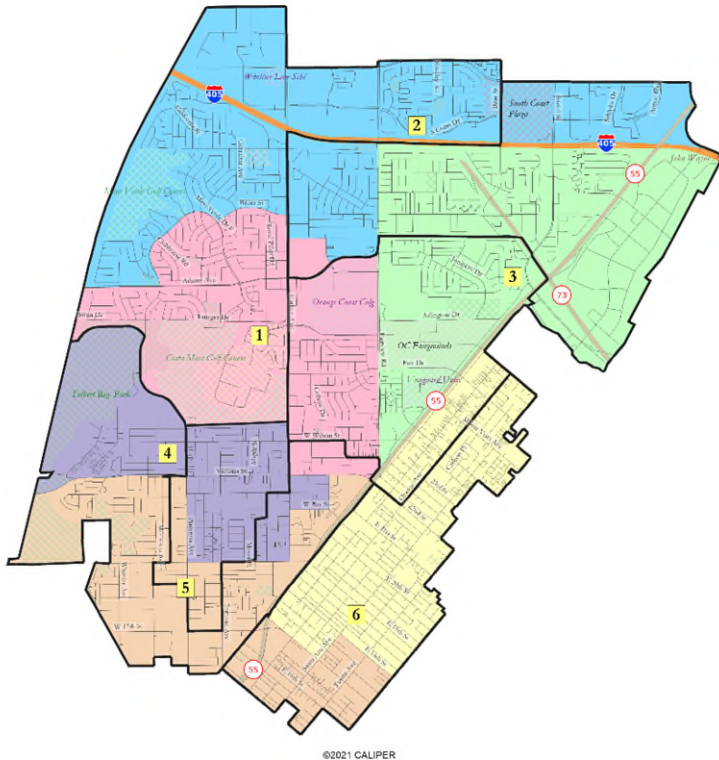
Maps are available on the [Interactive Web Viewer](#)

Draft Maps Overview

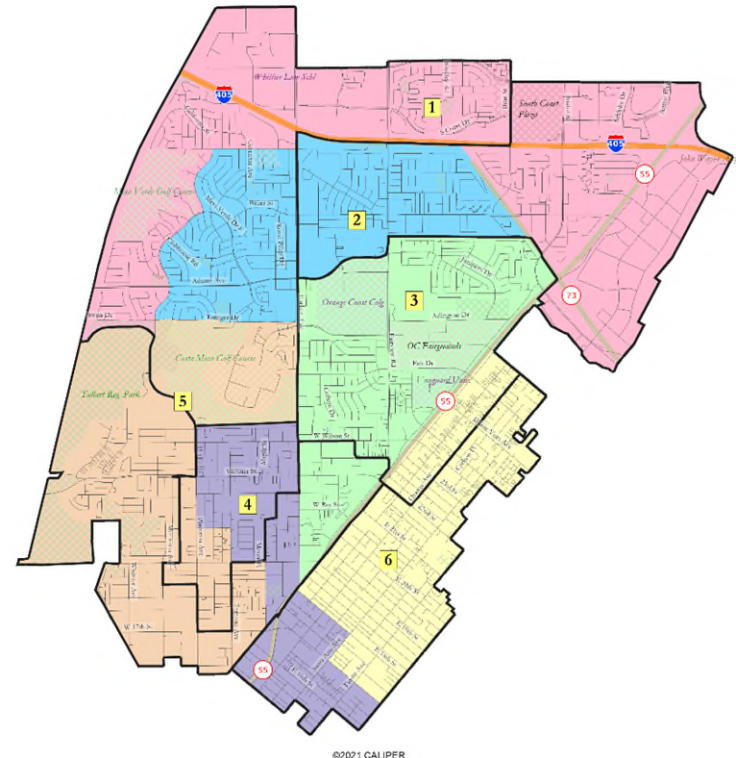
- ❑ On November 16, 2021, the Council considered 10 maps
 - ▣ An 11th map – a population-balanced version of 101 – was submitted just prior to that meeting.
 - ▣ Map 108 supported by three Council Members
- ❑ For 2/15, we have five new maps
 - ▣ All five maps are population-balanced, but two (113 and 114) lack a majority-Latino district
 - ▣ Map 115 reflects changes and factors requested by Council

Maps that need modifications

Map 113
No majority-
Latino district

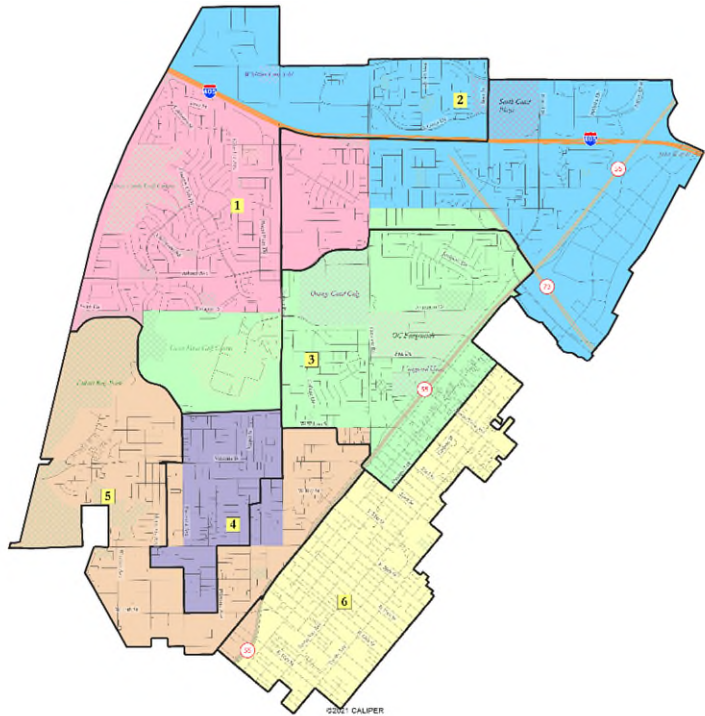


Map 114
No majority-
Latino district

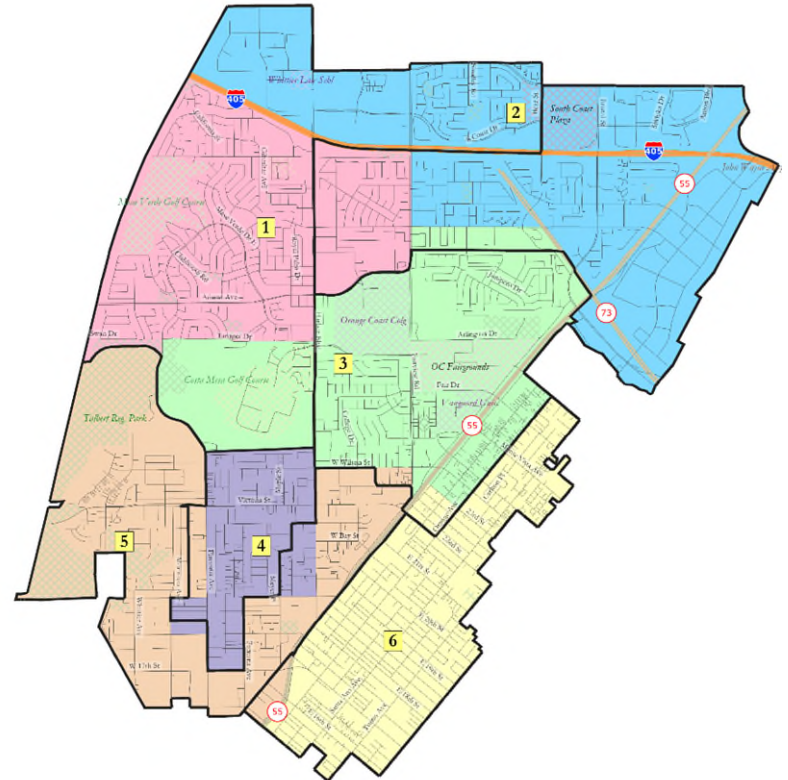


Maps 101 and 111

Map 101
Not Population-
Balanced

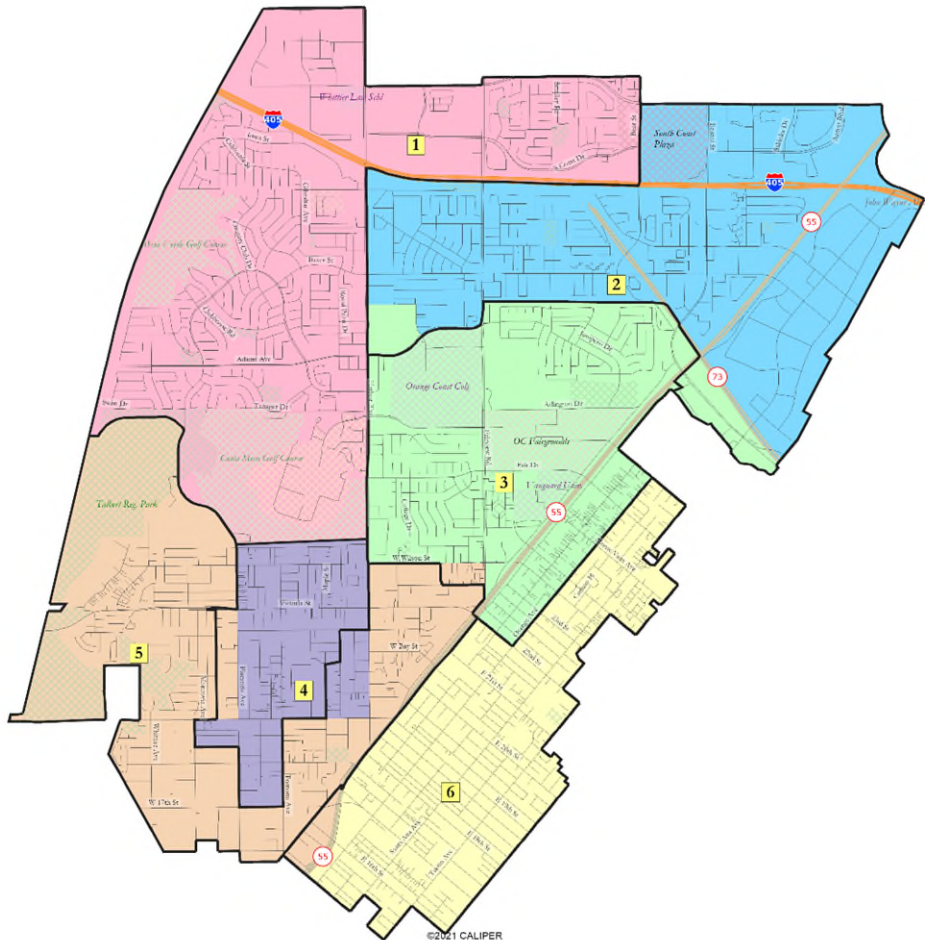


Map 111
Pop-Balanced
version

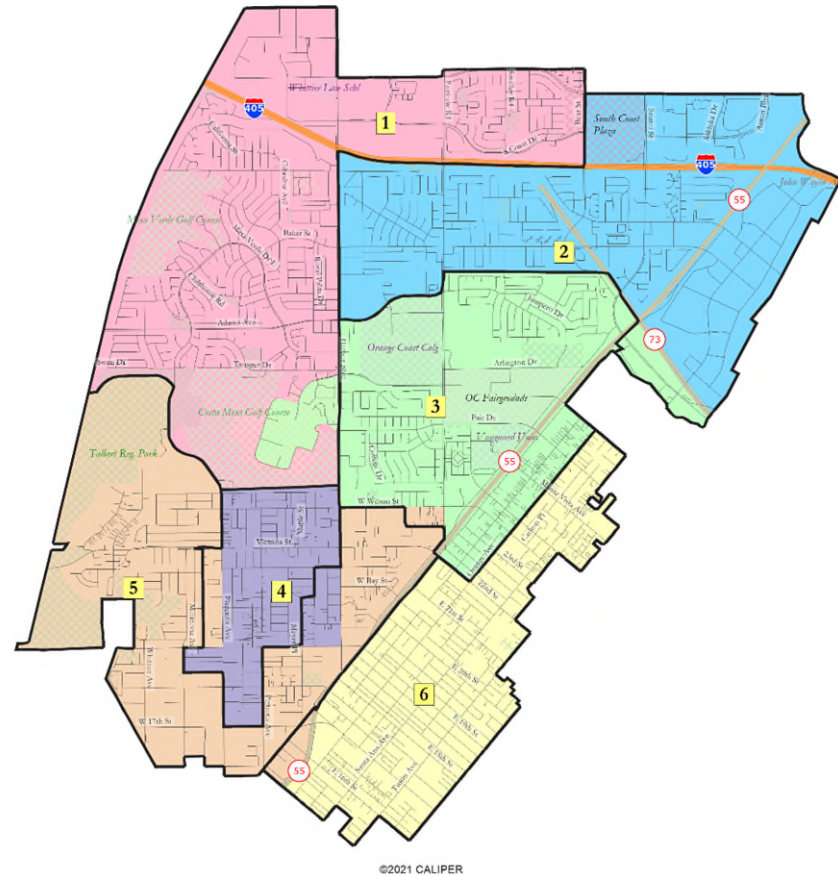


Maps 108 and 115

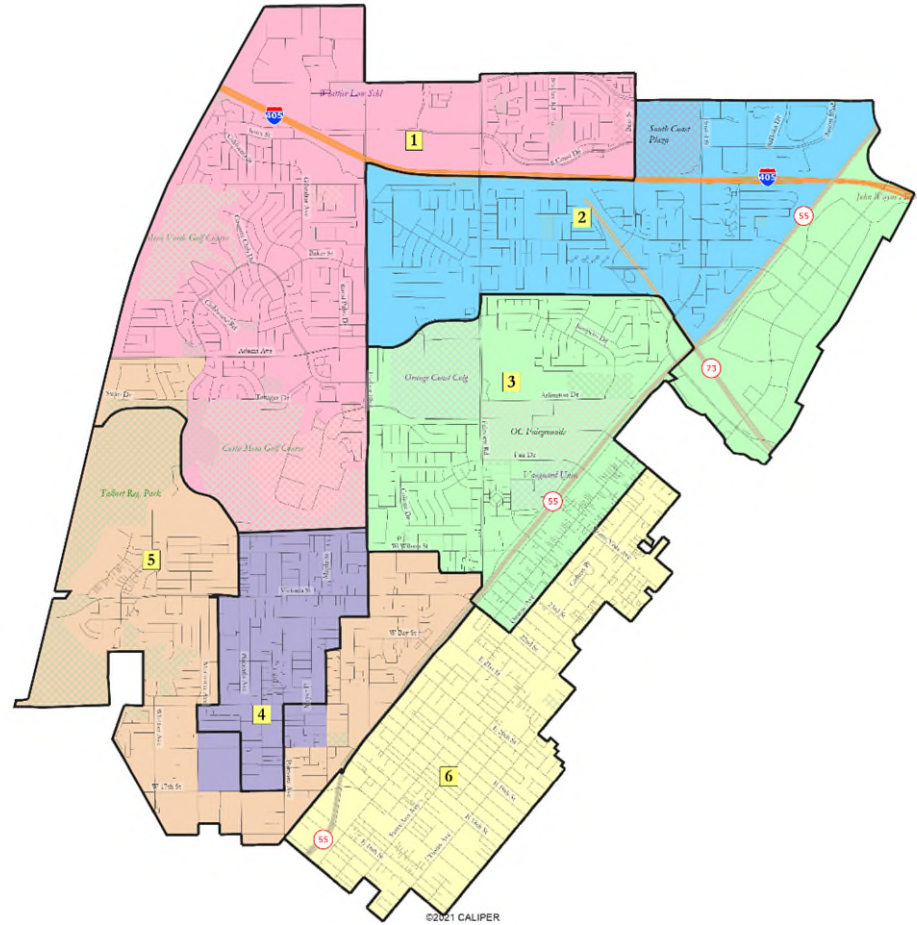
Map 108



Map 115
(Adjusted 108)

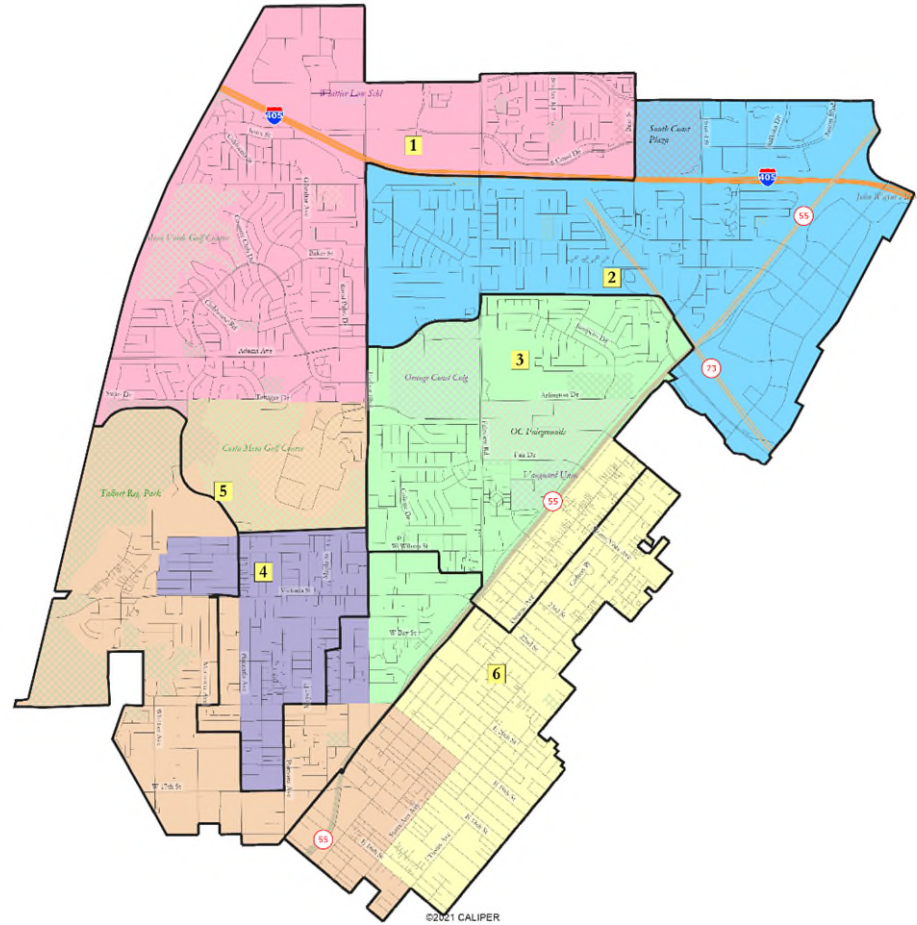


Map 102

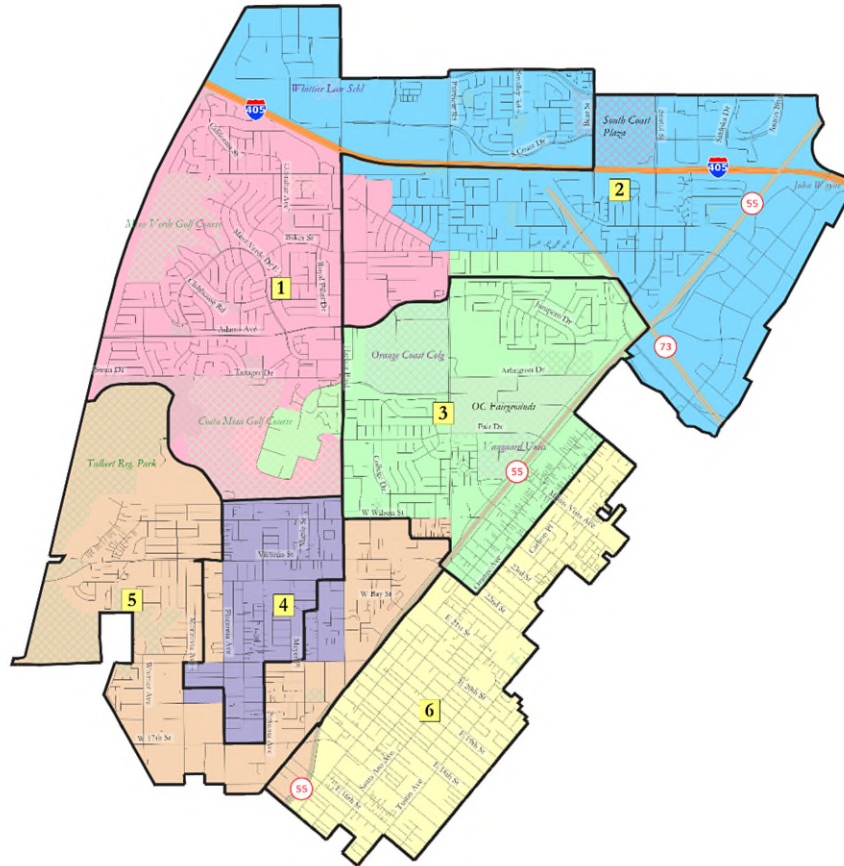




Map 110



Map 112



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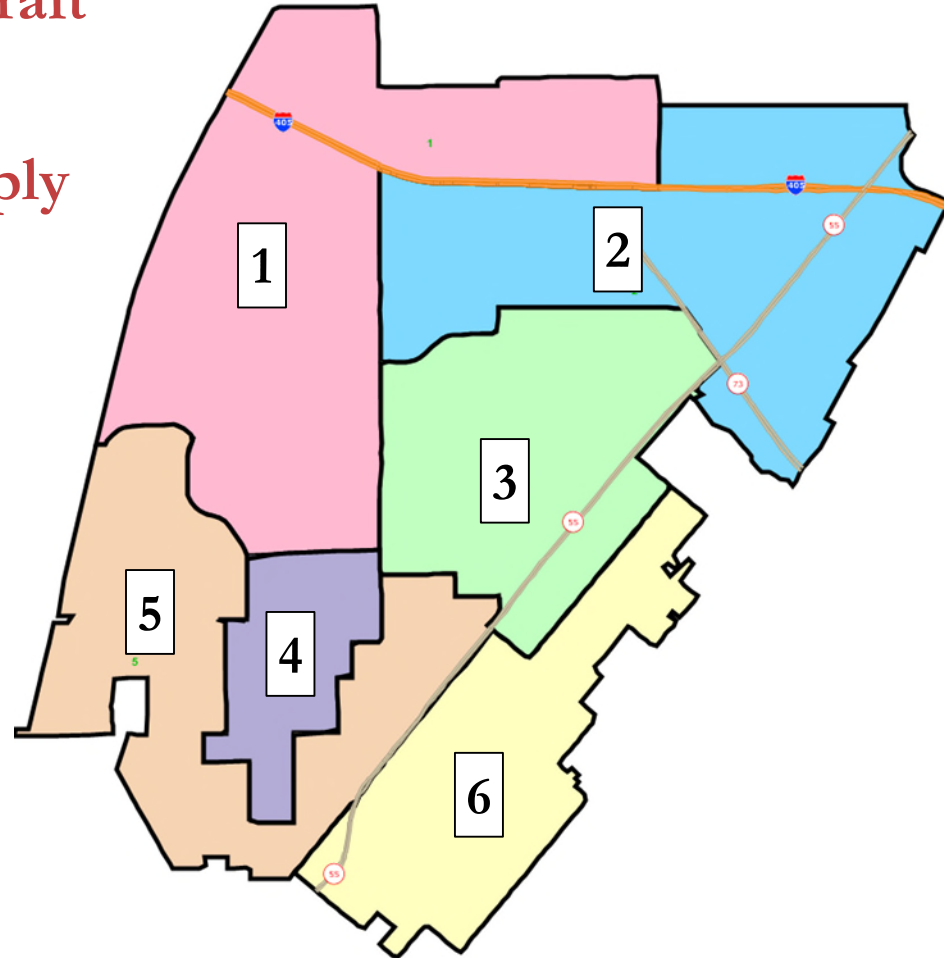
Public Hearing & Discussion

What do you like about the draft maps?

How well does the map comply with the Fair Maps Act?

Direction on:

- ❑ Preferred map(s)
- ❑ Additional revisions requested for 3/1



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Share Your Thoughts

Phone

714-754-5225 (City Clerk's Office)

Email

Redistricting@costamesaca.gov

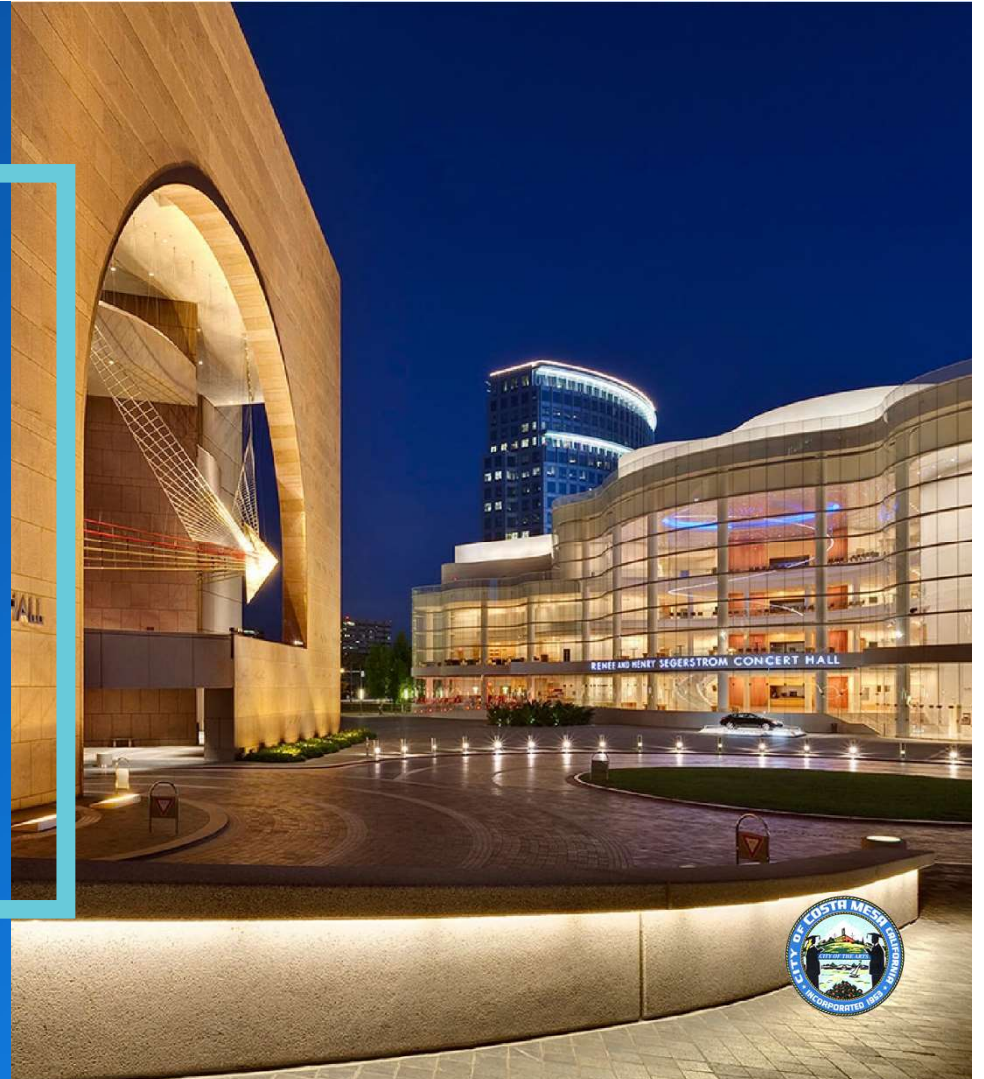
Website

<http://redistrictcostamesa.org/>

AMENDMENT TO PA-91-102 (ZA-21-48)

**COSTA MESA VILLAGE
2450 NEWPORT BLVD.**

City Council Meeting
February 15, 2022



COSTA MESA VILLAGE (CMV)

- Background
- Proposed Requests
- Amendment to CUP PA-91-102
- Regulatory Agreement and Transfer of Ownership
- Recommendation



BACKGROUND

- Existing 96-unit single room occupancy (SRO) affordable housing development; converted from a motel in the early 1990s
- Current owner is in the process of selling CMV to a new Buyer, Century Affordable Development, Inc. (CADI)



BACKGROUND

- New Buyer will maintain all 96-units for very-low income individuals, including 24 set aside for individuals with developmental disabilities
- Affordability term will continue to remain in perpetuity



PROPOSED REQUESTS

- **MCUP ZA-21-48:** Amendment to original CUP to modify certain conditions of approval
- **Regulatory Agreement:** Original Regulatory Agreement to be terminated and replaced with new one
- **Transfer of Ownership:** Transfer of property to new Owner and Operator of the project



AMENDMENT TO CUP PA-91-102

- Modifications to update certain conditions of approval for consistency with CADI's planned operation, Council Policy No. 500-05 as amended, and new Regulatory Agreement
- Amended conditions:
 - **Condition No. 3:** Maintain existing fencing
 - **Condition No. 4:** Additional bicycle racks onsite



- **Condition No. 5:** Provide coin-operated laundry machines
- **Condition No. 6:** Clarifies maximum monthly rent consistent with Regulatory Agreement
- **Condition No. 8:** Management Plan for day to day operations
- **Condition No. 10:** Annual reporting required
- **Condition No. 11:** Additional exterior lockers



REGULATORY AGREEMENT AND TRANSFER OF OWNERSHIP

- New Regulatory Agreement will ensure all 96 units continue to be provided at very low income levels (50% Area Median Income) in perpetuity
- CADI is an experienced owner and operator of affordable housing developments; therefore, transfer of ownership is appropriate



PLANNING COMMISSION RECOMMENDATION

- **January 24, 2022:** Planning Commission recommended approval of the MCUP by a 7-0 vote at their regular meeting
- One modification to Condition No. 4 to increase the number of bicycle racks provided on site from three to six



RECOMMENDATION

1. **The City Council adopt a resolution to approve ZA-21-48** to amend previously-approved CUP PA-91-102 to modify certain conditions of approval; and
2. **The Housing Authority Board approve** the Termination of the Original Regulatory Agreement, Adoption of New Regulatory Agreement, transfer of property ownership, and authorize the Executive Director to execute these agreements



AMENDMENT TO PA-91-102 (ZA-21-48)

**COSTA MESA VILLAGE
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**City Council Meeting
February 15, 2022**

