

Affordable Housing Plan

Project Description

Costa Mesa Senior (the Project) is a new construction senior and permanent supportive housing development located in downtown Costa Mesa, near the intersection of West 19th Street and Pomona Avenue. The Project address is 695 W. 19th Street, Costa Mesa 92627. The site is approximately 1.50 acres and is currently used as a parking lot for the adjacent Costa Mesa Senior Center. The project will be owned by a to be formed entity that will have Jamboree Housing Corporation as a Managing Member of the partnership. Jamboree Housing Corporation will be receiving a density bonus through the California Density Bonus Law Code Sections 65915-65918.

Costa Mesa Senior is in the 5th County Supervisor District and is represented by Supervisor Katrina Foley. It is also in the 5th City Council District and is represented by councilmember Arlis Reynolds. The site is in the Westside Costa Mesa community, specifically central to Downtown Costa Mesa. The northern and western boundary of the neighborhood separated by Fairview Park and Talbert Regional Park, respectively. The eastern boundary is located at Harbor Boulevard. The southern boundary is 16th Street.

Project Site Plan & Floor Plan

The Project will provide 68 one-bedroom units and two two-bedroom manager's unit for a total of 70 units. Of the 69 affordable units, 34 will be set aside for seniors experiencing homelessness with incomes at or below 30% of the Area Median Income (AMI). The square footage of the 1-bedroom units ranges from 566 SF to 614 SF. The manager's unit will be an 855 SF two-bedroom unit. The Project will also include 9,117 SF of leasing and amenity spaces, including a community room, game room/lounge, flex room, library, fitness room, pet spa lobby, and dedicated private office space for property management, supportive services, and case management services. The property will have a laundry room accessible on each residential floor (see Figure 2). Figure 1 below shows the proposed development and how it will be incorporated into the existing Costa Mesa Senior Center site.

The one- and two-bedroom units will include a full kitchen with refrigerator, oven/range, microwave, disposal, and dishwasher. Each unit will have its bathroom. All PSH units will be fully furnished with appropriate and thoughtful consideration in the furniture selection and will be recommended by a qualified interior designer. The individual floor plans can be seen in Figures 3-5 below.

Costa Mesa Senior Affordable Housing Plan

Figure 1 – Site Plan

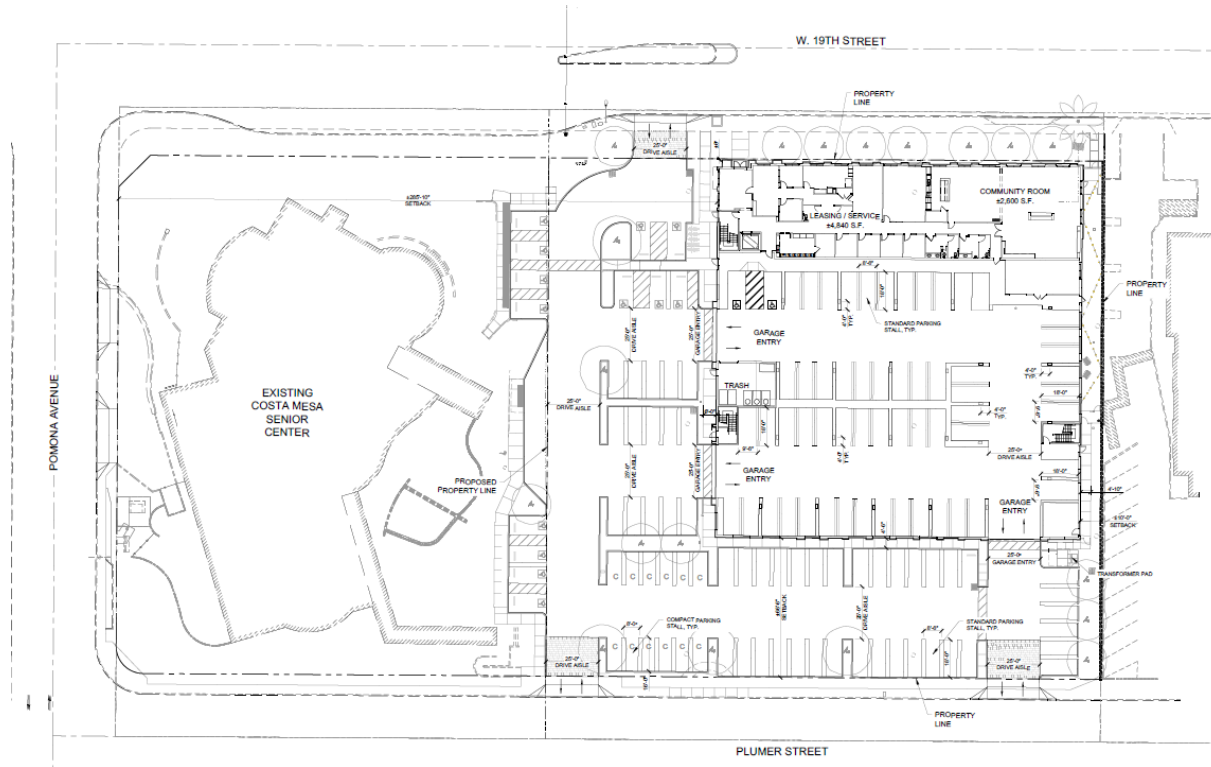


Figure 2 – First Floor Plans



Figure 3 – Second Floor Plan

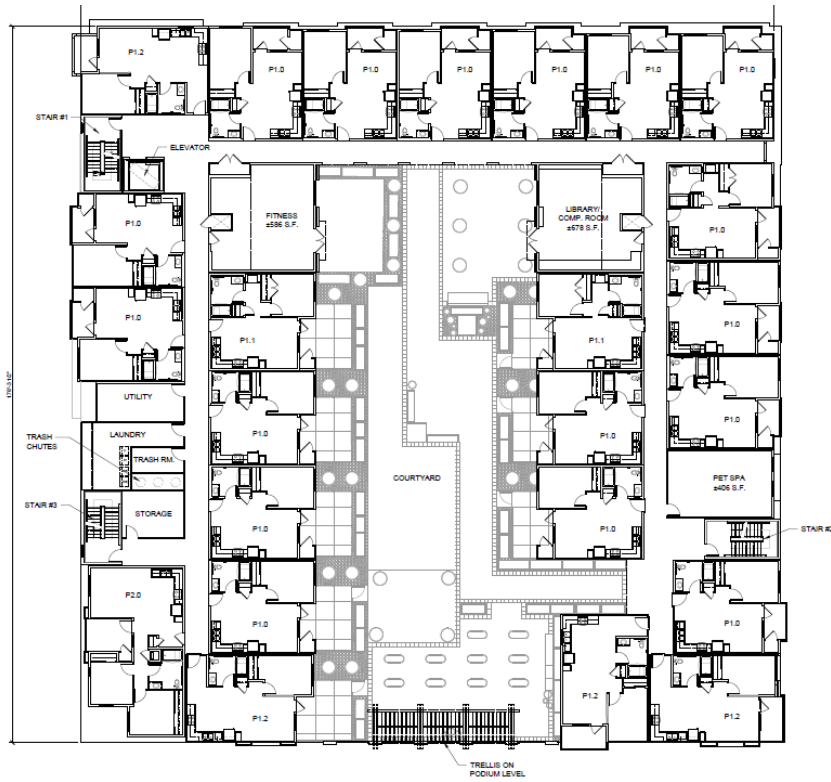


Figure 4 – Third Floor Plans

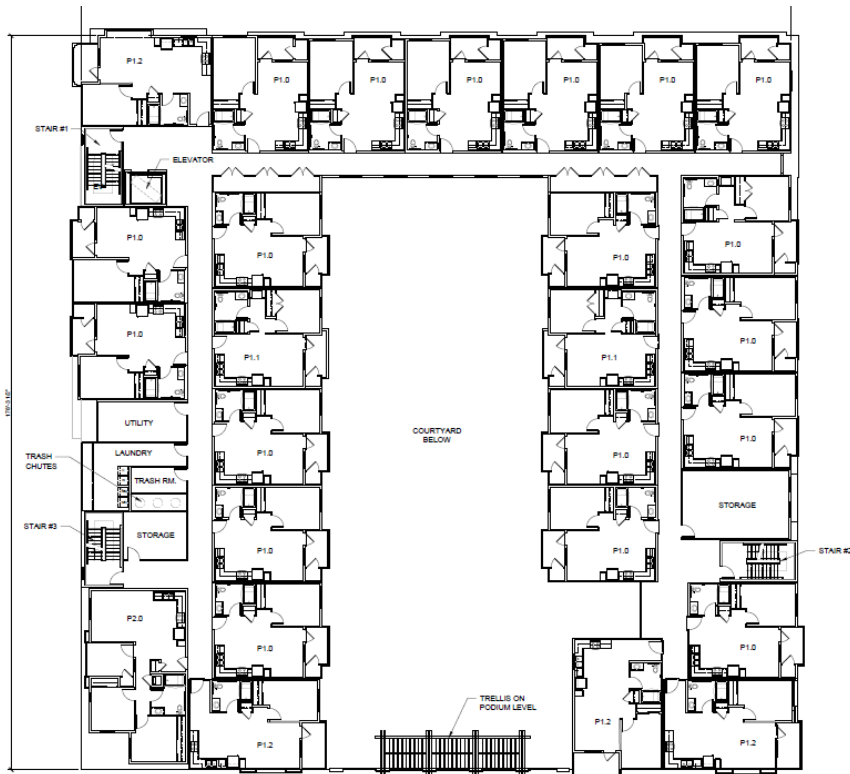
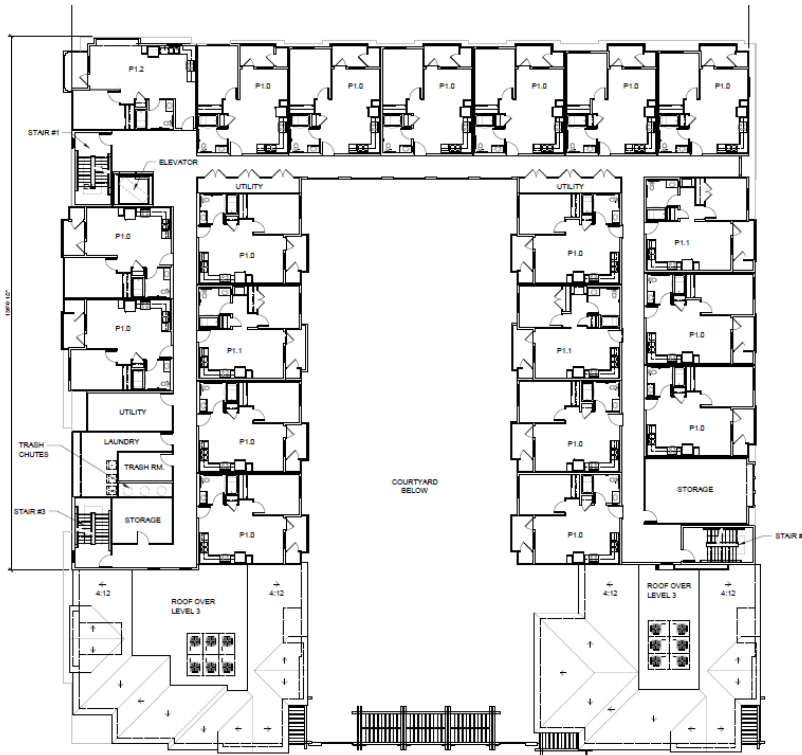


Figure 5 – Fourth Floor Plans



Affordability & Income Level Targets

The project will conform to Ordinance No. 2024-02, which was approved by the City Council on August 6, 2024, and is now effective as of August 31, 2024. The ordinance states that 47% of Costa Mesa residents earn a lower income and 29% of the residents qualify for very low or extremely low-income housing. The proposed Costa Mesa Senior development provides 70 units of much needed housing to both seniors and formerly homeless seniors. This project will ensure that senior residents can remain in Costa Mesa and live in high quality homes that will be strategically located adjacent to the neighboring Costa Mesa Senior Center. The proposed project personifies the Costa Mesa Strategic Plan’s goal of diversifying, stabilizing, and increasing the housing stock to meet the community’s demand. Both Exhibits A & B show the current County Maximum Income Levels & TCAC rents.

Exhibit A: 2024 Orange County Maximum Income Levels

Household Size	30% Area Median Income	60% Area Median Income
1 Person	\$33,150	\$66,300
2 Person	\$66,300	\$75,720

Exhibit B: 2024 Orange County Maximum TCAC Rents

AMI	1 Bedroom Rent	2 Bedroom Rent
30%	\$887	\$1,065
60%	\$1,775	\$2,131

The proposed project will be a 100% affordable housing building. Per, Section 13-329. The proposed project provides deeper levels of affordability than what is dictated in the current ordinance which lists Low Income AMI at 80% and Very Low Income at 50%. As seen in Exhibit C below, the project will be restricted to both 30% & 60% AMI.

Exhibit C: Affordability Unit Breakdown

AMI	1 Bedroom	2 Bedroom	Population Served
30%	33	1	Senior Homeless/ At Risk of Homelessness ("PSH"), Senior
60%	35		Senior
Unrestricted		1	Unrestricted

Jamboree Housing Corporation will commit to maintaining the units affordable for no less than 55 years which will comply with both City and California Tax Credit Allocation Committee's (TCAC) requirements. Upon permanent loan conversion, the Partnership will be entering a recorded Regulatory Agreement with TCAC that will further cement this affordability covenant.

Compliance with City Parking Requirements

The housing development requires zero parking per State Law. California Assembly Bill 1287 stipulates that if a project is located within 0.5 miles of a transit stop (8 stops per day minimum) and is Senior or PSH it qualifies for this exemption. . Overall, the project will provide 133 surface parking spots, including 13 accessible spots and 7 electrical vehicle parking stations. The project meets the California Building Code (CBC) Section 1109A Electric Vehicle Charging Stations (EVCS) parking requirements of 2% for residential parking space and 5% for guest parking.

Figure 6 – Proposed Parking Summary

<i>Types of Parking</i>	<i>Number of Spaces</i>
<i>Garage</i>	<i>59</i>
<i>Surface</i>	<i>74</i>
<i>Total</i>	<i>133</i>

The existing Costa Mesa Senior Center, which is an 8,260 SF building, currently provides 145 surface parking spaces for its staff, volunteers, patrons, and visitors. The center operates Monday through Friday during the business hours of 8:00 AM to 4:00 PM. Current access to the site is through 19th Street and Plumer Street. Upon completion of the new development there will be one full access driveway through the site which will link Plumer Street and 19th Street.

Figure 7 – Existing Aerial Map



Jamboree Housing will work closely with the future Property Management Company and the Costa Mesa Senior Center to ensure that parking is clear, unambiguous, and that it is followed per agreed upon on terms.

Marketing Plan

Jamboree Housing works closely with their Management Company of choice to develop the Management & Tenant Selection Plan in accordance with Fair Housing Law. The current selection criteria are based on information that is included in the application and the process of verifying eligibility will be based on the Regulatory Agreements or funding programs.

The Management Company is responsible for communicating with the Coordinated Entry Referral System to ensure that the permanent supportive housing units are filled in a timely fashion. Residents will be selected according to all Federal, State and Local laws prohibiting discrimination in housing on the basis of race, color, creed, ancestry, age, religion, national origin, sex, sexual orientation, marital status, pregnancy, children, disability, handicap, Acquired Immune Deficiency Syndrome (AIDS), AIDS-Related Conditions(ARC), receipt of or eligibility for housing assistance under any government housing assistance program, or other arbitrary factors.

Construction Phasing Plan

This will be a new construction project, and the current construction schedule shows a construction period of 22 months. Currently, there are two construction phases. The first phase consists of razing and mass grading, designed infrastructure, public right-of-way improvements and building podium construction. The second phase will consist of ingress/egress changes, completion of right-of-way improvements, and the remainder of the building and site work. Jamboree Housing will ensure that the project is constructed in an efficient and timely manner adhering to the funding deadlines/expectations of both lenders and investors. Jamboree will also work closely with the City of Costa Mesa and the Senior Center to maintain communication and mitigate any disruption to operations and the community at large.

Exhibit D – Milestone Schedule

Milestone	Projected Timing
Construction Closing	November 2025
Construction Start	November 2025
Construction Completion	September 2027
Lease Up Begins	September 2027
100% Qualified Occupancy	February 2028