

ATTACHMENT 1: HOUSING PLAN		
PROGRAMS		TIMEFRAME NOTED IN HOUSING ELEMENT
CATEGORY I: Building Upon Existing Programs		
1: Residential Assistance Programs		
1A	Owner-Occupied Housing Rehabilitation	Annual Review/ Modifications by December 2023
1B	Mobile Home Rehabilitation	Annually market assistance available and grant funding on a case-by-case basis.
1C	Monitoring and Preservation of At-Risk Housing Units	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.
2C	Supportive Services for Persons with Special Needs	Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.
4D	Fair Housing Assistance (contract throughout planning period)	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.
4F	Homeless Shelter	Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.
2: Information Distribution		
2B	Affordable Housing Development	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually
2D	Facilitate Development of Senior Housing Options	Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development
2I	Promote State Density Bonus Incentives	To be completed by December 2024.
2L	Development of Housing for Extremely Low and Lower-Income Households	Complete by December 2024
3A	Adequate Sites	Publish by December 2023
3E	Promote the Development of Accessory Dwelling Units	Program components analyzed within by December 2023., with implementation by December 2024. Review and revise the ADU ordinance within one year.
3K	Explore Potential Future Housing Opportunities on Church Sites	Develop online materials on the development process by December 2023 and update, as necessary
3L	Annual Progress Reports	Annually complete and submit an Annual Progress Report to HCD.
3M	ADU and JADU Monitoring Program	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.
3O	Deliver a copy of the adopted Housing Element to Water and Sewer Providers	To be completed by July 2023

3P	Federal/State Housing Programs	Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources
3Q	Lot Consolidation (Housing Opportunity sites that are smaller than half an acre)	To be completed by December 2023., outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City's lot consolidation processes and fees online and at City Hall.
4A	Fair Housing	Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2025.
4B	Rental Housing Assistance	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.
4C	Ownership Housing Assistance	Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by Winter 2025.
4H	Housing Education and Outreach Program	Develop program by December 2023 and distribute materials by December 2024.
4I	Partnership with local Orgnaizations and Community Groups	December 2024
3: Zoning Ordinance Updates		
2E	Encourage Development of Housing Options for Large-Family Households	Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units
2F	Persons with Physical and Development Disabilities	Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025
2H	Farmworker Housing	To be completed by December 2023
2J	Transitional and Supportive Housing	To be completed by December 2024.
2M	Parking Standards for Residential Developments	Review by December 2024; revise Code by Winter 2025
2N	Reasonable Accomodation	Review and Revise Winter 2024
2O	Definition of Single Housekeeping Unit	Review and revise Code by December 2024
2P	Group Homes	Review and Revise Winter 2024
3F	Motel Conversions, Efficiency Units, and Co-Living Housing Types	To be completed by December 2024
3S	Review and Revise Findings	To be completed by December 2023.
4E	Low Barrier Navigation Centers	December 2024
4G	Assembly Bill 139 - parking provisions for emergency shelters	Winter 2025

4: REVIEW OF APPLICATION FEE		
2K	Planning Application Fees	To be completed by December 2024
CATEGORY II: Creating the Framework for New Housing and Revitalization		
1: Community Visioning and Objective Residential Design Guidelines for properties within Urban Plan Areas and along the City's Commercial and Industrial Corridors		
2: General Plan, Specific Plan and Urban Plan Amendments [Programs 3B, 3C, 3D, 3H, 3I, 3J, 3N, 3R] focusing on Creating Housing and Revitalization Opportunities along the City's Commercial and Industrial Corridors		
3B	Fairview Development Center -State Property	Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025 or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall
3C	Update the North Costa Mesa Specific Plan	To be completed by Winter 2025
3D	Update thje City's Urban Plans and Overlays	To be completed by Winter 2025
3H	Analyze the Potential of Establishing an Overlay to Permit Residential Use in the Airport	To be completed by Winter 2025
3I	Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area	To be completed by Winter 2025
3J	Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses Along Newport Blvd	To be completed by Winter 2025
3N	Candidate Sites used in previous Housing Elements	To be completed by Winter 2025.
3R	Development of Large Sites	Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives
3. General Plan Amendments – Safety Element/Environmental Justice Policies [2G]		
2G	Safety Element Update and Adoption of Environmental Justice Policies	To be completed by December 2023