
**2024 Housing Element
Annual Progress Report**

**Planning Commission Meeting
April 14, 2025**



2024 HE Annual Progress Report (APR)

- Overview: Summarizes the City's efforts conducted in 2024 to implement its 6th Cycle Housing Element (HE), which covers the planning period October 15, 2021 – October 15, 2029.
- State Compliance: Used by the State Department of Housing and Community Development (HCD) to track progress and required for edibility in multiple State Housing Funding Programs. The APR must be submitted to State agencies by April 1.
- City's Commitment: Adopted in November 2022, the Housing Element features 47 Housing Programs and 97 Housing Opportunity Sites to meet its Regional Housing Needs Assessment (RHNA) goals. The City's RHNA allocation was 11,760 units.

2024 HE Annual Progress Report (APR)

- Completed construction of 284 housing units (209 Multifamily - Lux Apartment – 2277 Harbor Blvd);
- Issued 123 residential building permits;
- Entitled four housing development projects, that will increase the City's net total of 10 housing units; and,
- Received eight housing development planning applications that includes two or more units, for a net total of 272 units.

6th HE Cycle Planning Period Progress

- From Oct. 2021 through Dec. 2024, the City issued permits for 373 residential units.

Total Building Permits Issued in 6th Housing Element Cycle

Income Category	RHNA Allocation (Housing Units)	Oct. 2021- Dec. 2022	2023	2024	Total Progress in Housing Element Reporting Period (Oct. 2021 – Dec. 2024)
Very Low	2,919	27	47	24	98
Low	1,794	56	61	45	162
Moderate	2,088	19	13	20	52
Above Moderate	4,959	16	11	34	61
Total Units	11,760	118	132	123	373

6th HE Cycle Planning Period Progress

Housing Element Programs Implementation Status:

- The City has retained a consulting firm that will assist in completing the Rezoning Program, set to begin Spring 2025. This initiative will implement 18 of the 47 Housing Element programs, focusing on increasing densities and permitting housing in designated areas of the City.
- Other examples of City's effort to implement various Housing Element Efforts are listed on the following slides and a complete list is summarized in the 2024 HE APR Form Table D.

6th HE Cycle Planning Period Progress

- Program 2A: Affordable Housing (Inclusionary) Ordinance (Approved August 2024)
- Program 1C: Monitoring and Preservation of At-Risk Housing Units
- Program 3E: Promote the Development of Accessory Dwelling Units (Ongoing)
- Program 4A: Tenant Protection Program Fair Housing [Program 4A] – Ongoing
- Program 3B: Fairview Development Center Specific Plan

Pipeline Projects

- The City continues to monitor and track the number of housing units in the “pipeline” during the 2019-2021 Housing Element planning period.
- To date:
 - The City has entitled seven housing projects that are expected to complete construction within the 6th Cycle Housing Element period. Once constructed the projects will increase the housing supply by 1,301 units.
 - The City is currently reviewing nine housing projects that will increase the housing supply by 1,303 units, if approved.

Pipeline Projects

APPROVED Housing Development	Very Low	Low	Moderate	Above Moderate	Total Units
1683 Sunflower, One Metro West	67	39	0	951	1,050
695 19th St, Senior Housing (Jamboree)	34	35	0	1	70
1711-1719 Pomona Ave, Live Work	0	0	0	8	8
1540 Superior Ave, Live Work	0	0	0	9	9
1400 Bristol St, Travelodge Conversion - (Project HomeKey)	76	0	0	2	78
2274 Newport, Motel 6 Conversion- Phase II (Project Homekey)	48	0	0	0	48
960 West 16th St, Live Work	0	0	0	38	38
APPROVED Total	225	74	1	1,009	1,301

Pipeline Projects

PROPOSED Housing Development	Very Low	Low	Moderate	Above Moderate	Total Units
3333 Susan St - Multifamily Apartment	45	0	0	1,005	1,050
2205 Harbor Blvd - Single Room Occupancy	46	0	0	1	47
215 and 223 Mesa Dr - Small-Lot Ordinance, Density Bonus Request	0	0	1	5	6
734 W 20th St, Small-lot subdivision	0	0	0	3	3
220, 222, 234, 236 Victoria, Condominium	0	0	0	40	40
3150 Bear St, Single Family and Townhomes	7	0	0	135	142
2195 Pacific Ave, Small-lot Subdivision	0	0	0	10	10
2074 Pomona Ave, Detached Single-Family	0	0	0	2	2
210 Cabrillo St, Duplex +1 detached ADU	0	0	0	3	3
PROPOSED TOTAL	98	0	1	1,204	1,303

Completed Construction

2277 Harbor Blvd., Lux Apartment (209 Units)

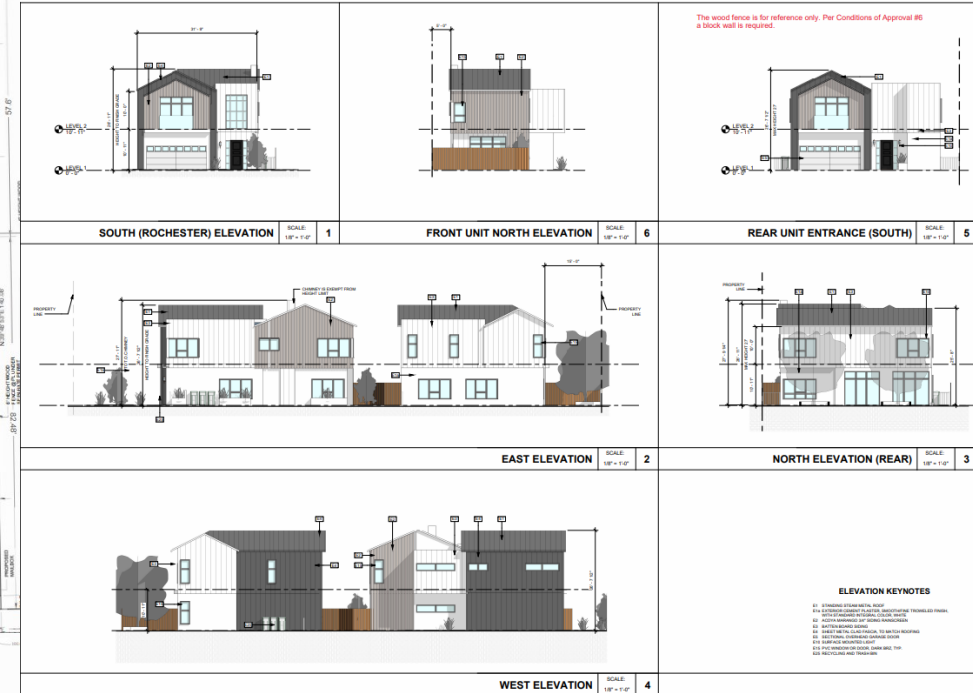
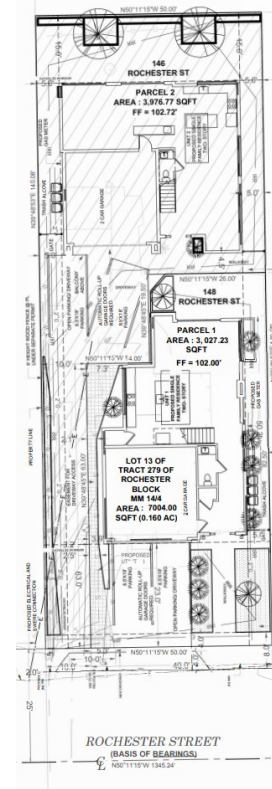
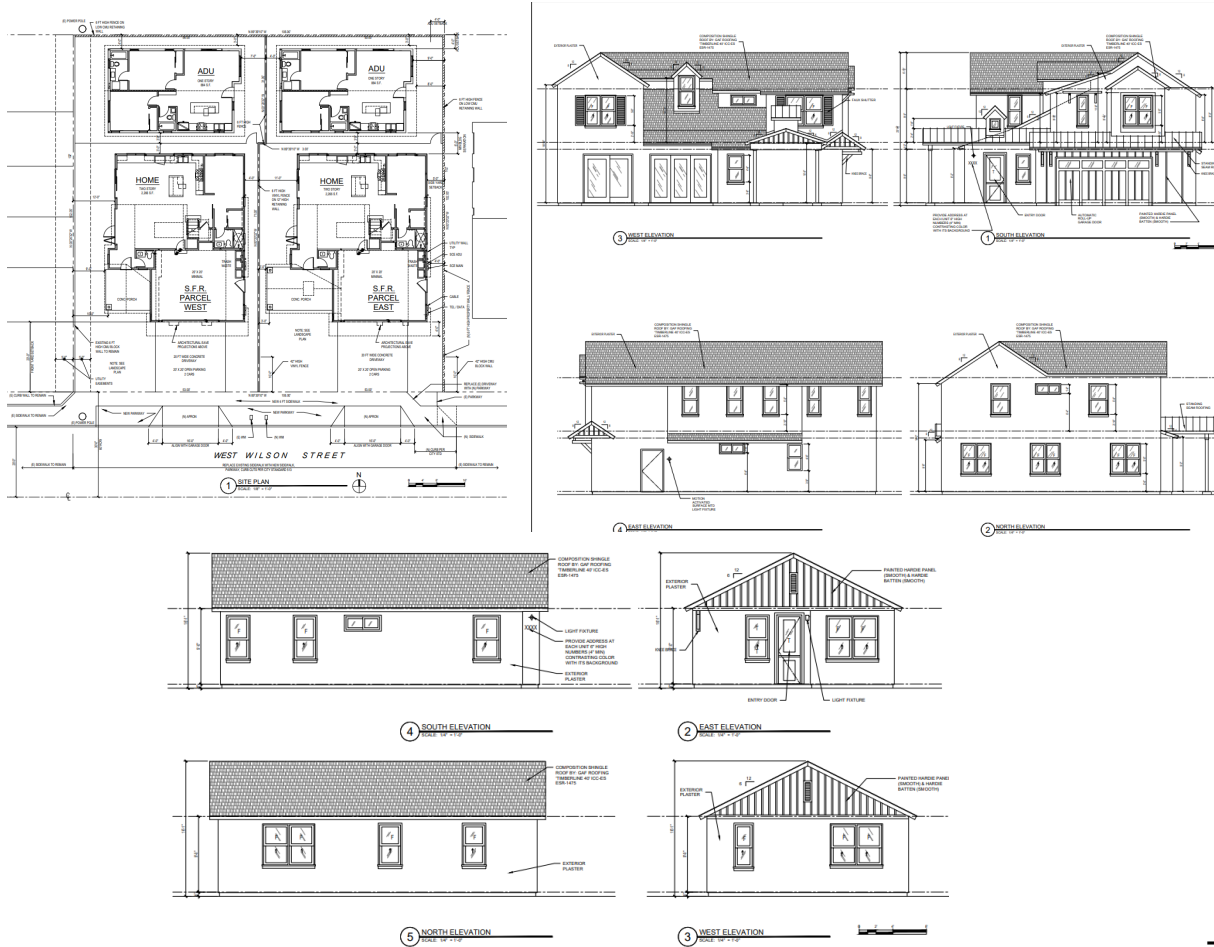


2024 - Approved

- Two-unit Small-lot Subdivisions

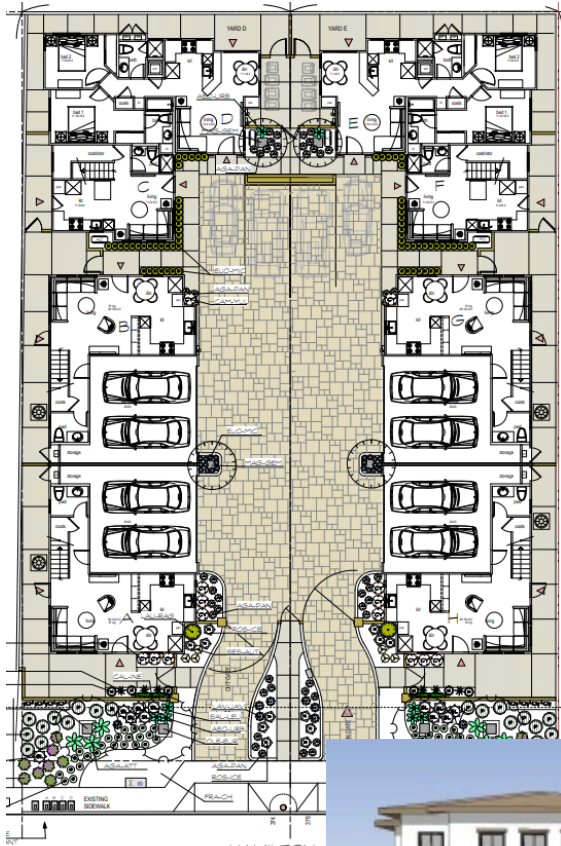
1022 W Wilson St. (2 Units)

146 Rochester St. (2 Units)

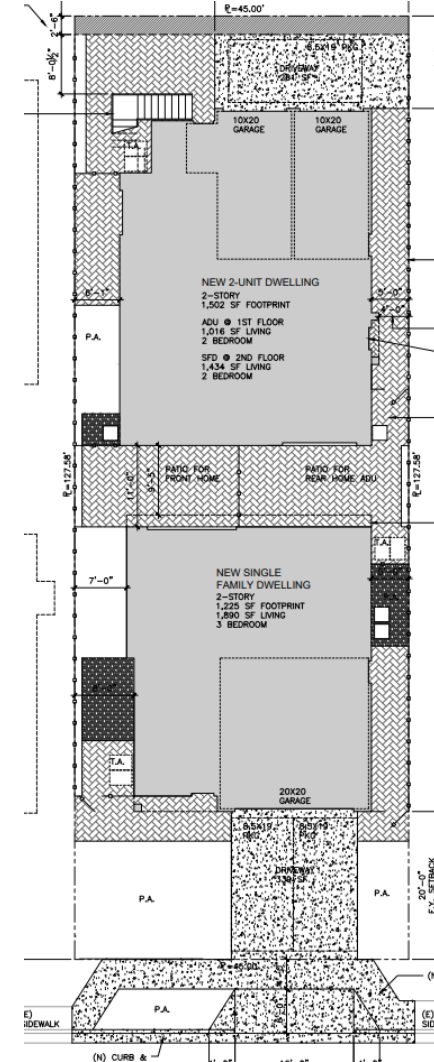


2024 - Approved

374, 376 Hamilton St. (4 units + 4 ADUs)



241 Ogle St. (2 Units + 1ADU)



Pipeline Projects – Approved

1683 Sunflower Ave., One Metro West (1,050 Units)



CREATIVE OFFICE BUILDING | 40



PRECEDENT IMAGERY



CONCEPTUAL OPEN SPACE PLAN



View of Building B from Open Space
Open Space Corridor with Building C Beyond
Building A
I-405 Freeway*

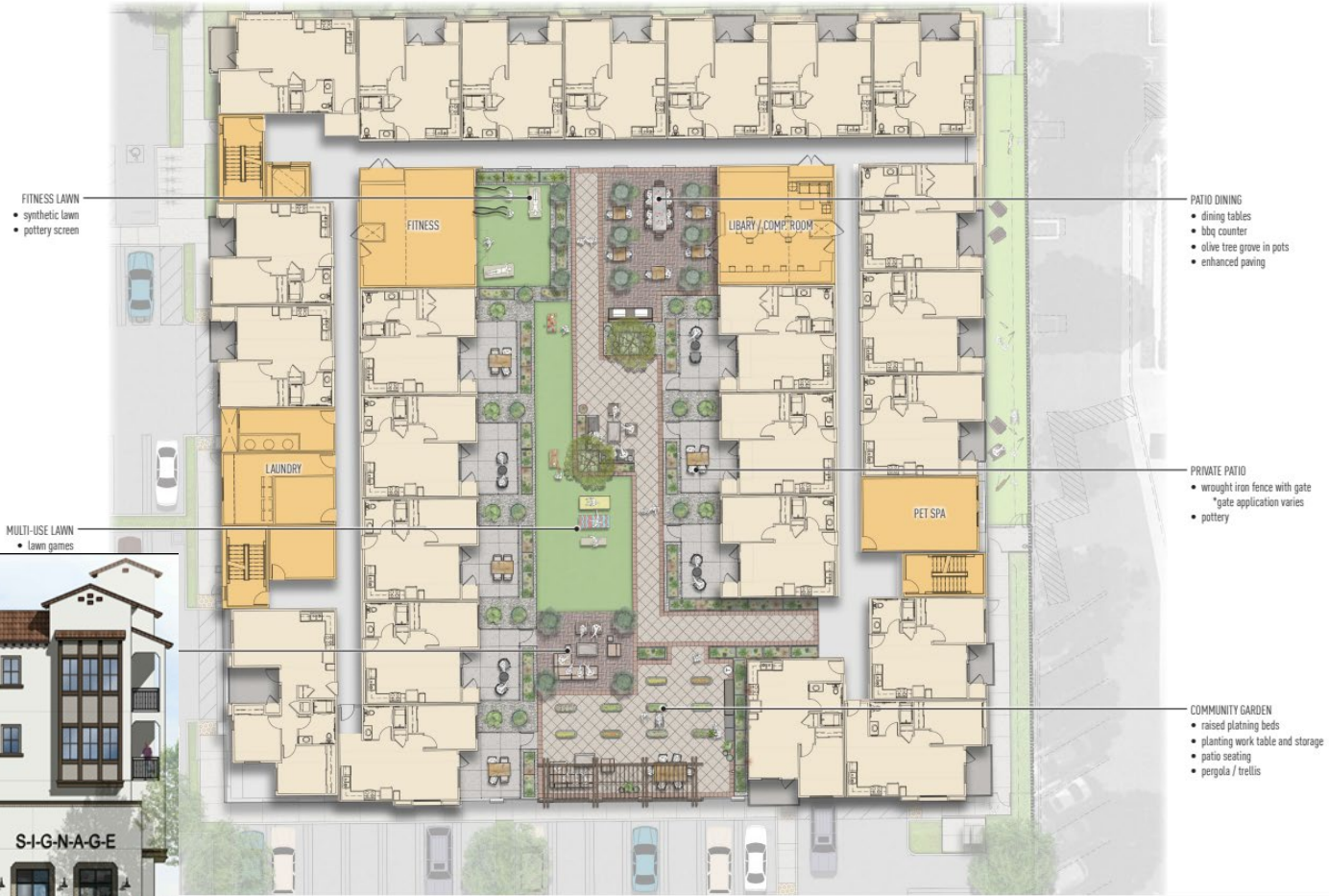


Building A
Building B Beyond
Building C
Building C
Secondary Entry (East)
Entrance of Sunflower Avenue
Along South Coast Collection



Pipeline Projects – Approved

695 19th St., Jamboree Senior Housing (70 Units)



Pipeline Projects – Approved

1711-1719 Pomona, Live-Work (8 Units)



Image 1 – Elevation Facing Pomona Avenue



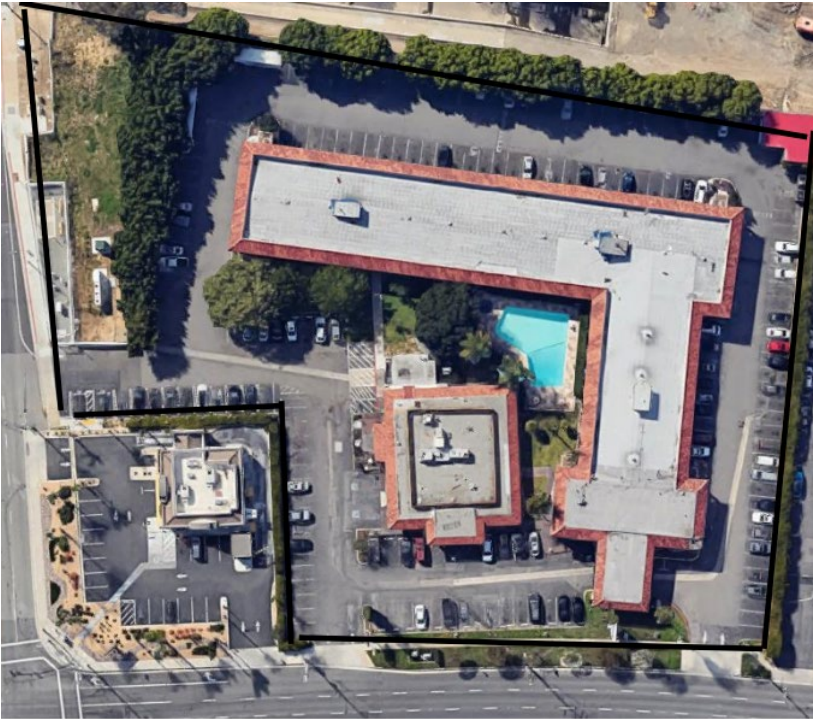
Pipeline Projects – Approved

1540 Superior Ave, Live-Work (9 Units)



Pipeline Projects – Approved

1400 Bristol St., Travelodge Conversion Project HomeKey (78 Units)



Pipeline Projects – Approved

2274 Newport Blvd., Phase II Motel 6 Conversion Project HomeKey
(48 Units)



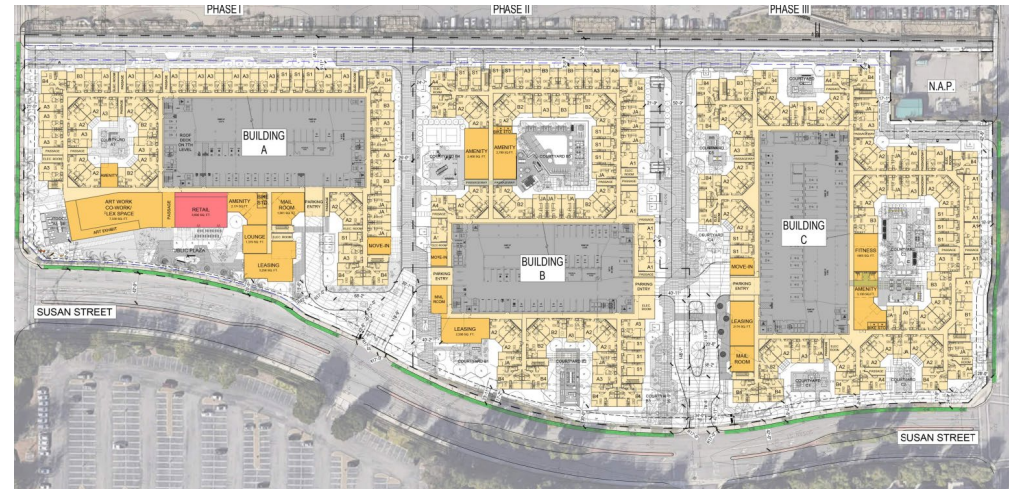
Pipeline Projects – Approved

960 W. 16th St, Live-Work (38 Units)



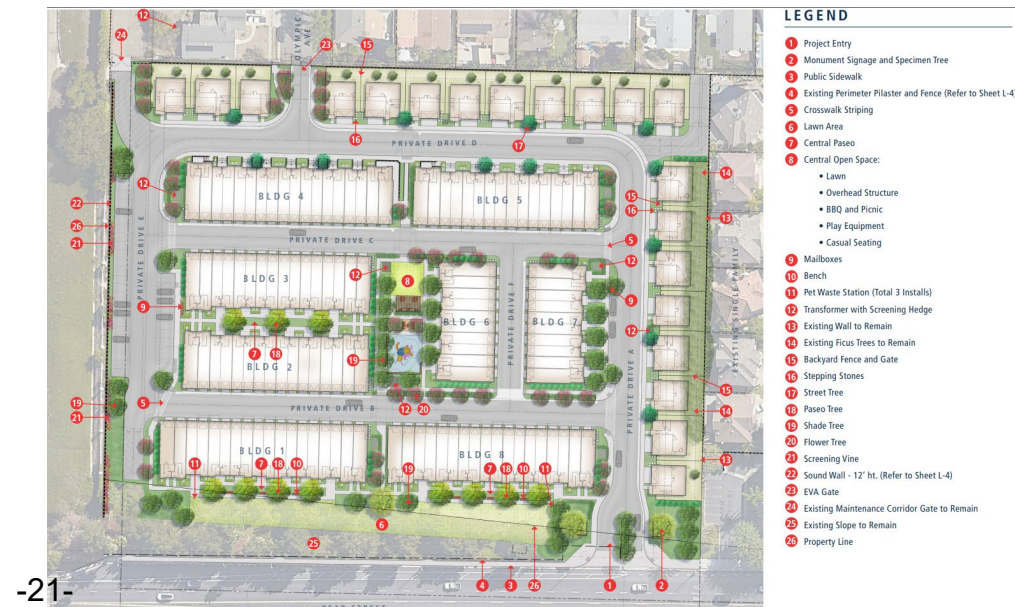
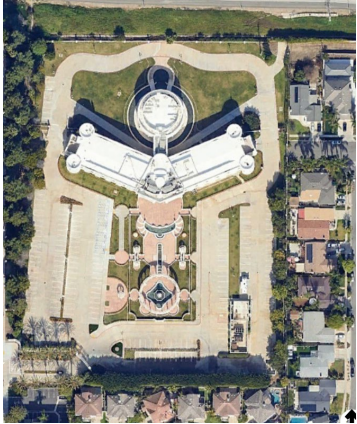
Pipeline Projects – Development Review

3333 Susan St., Hive Live Multifamily Apartment (1,050 Units)



Pipeline Projects – Development Review

3150 Bear St., Detached Single Family Units and Townhomes (142 Units)



-21-

Pipeline Projects – Development Review

220, 222, 234, 236 Victoria St., Condominium (40 Units)



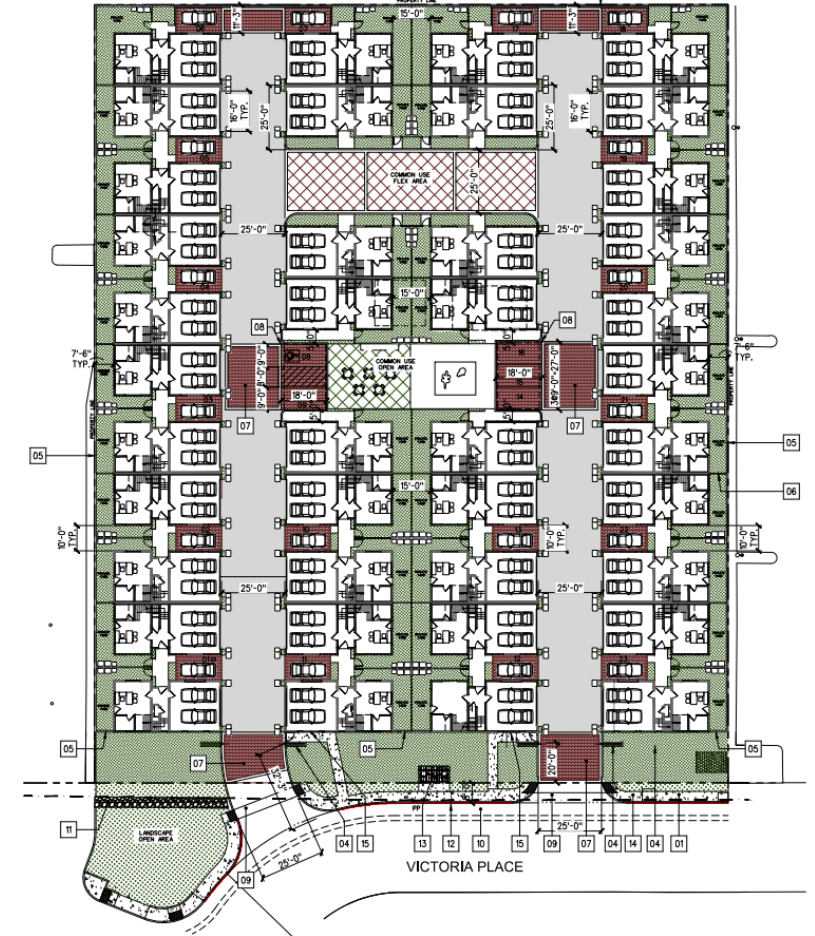
VIEW FROM VICTORIA PLACE



POCKET PARK / STREET FRONTAGE

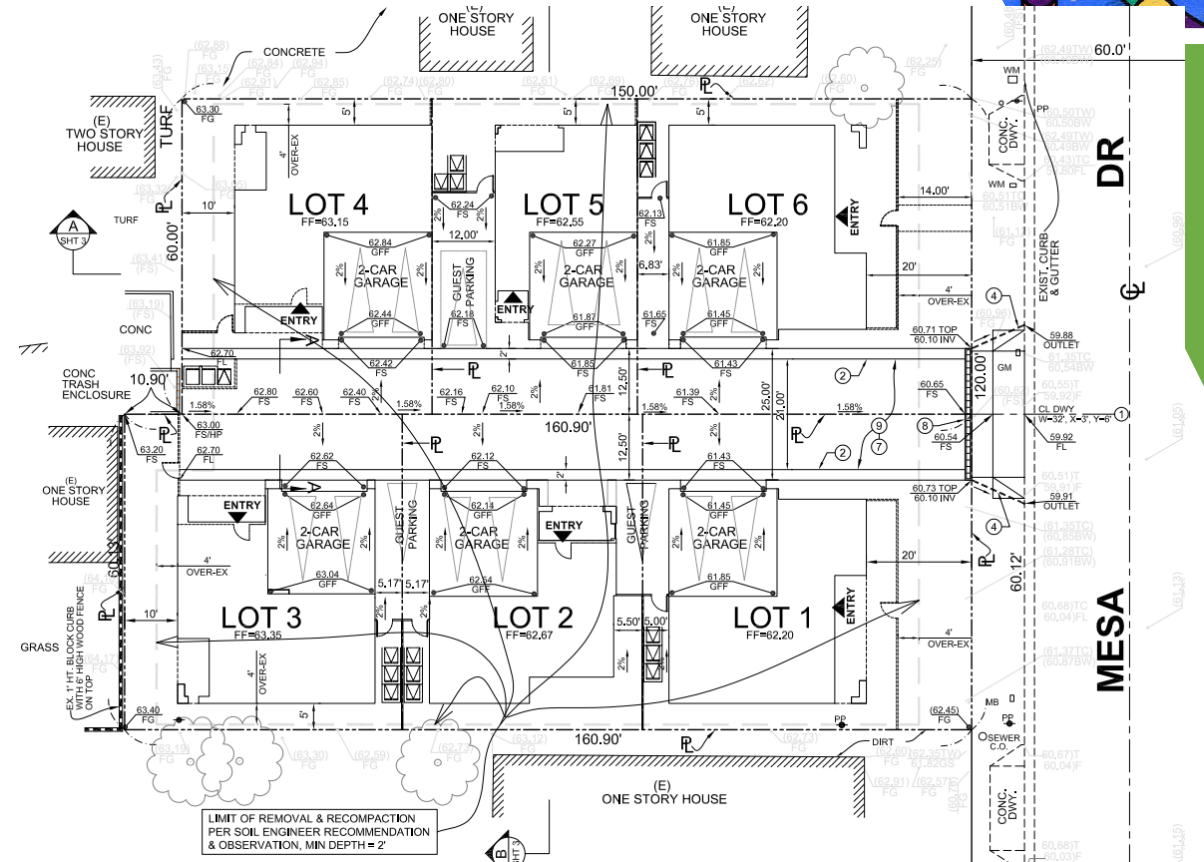


VIEW FROM VICTORIA PLACE



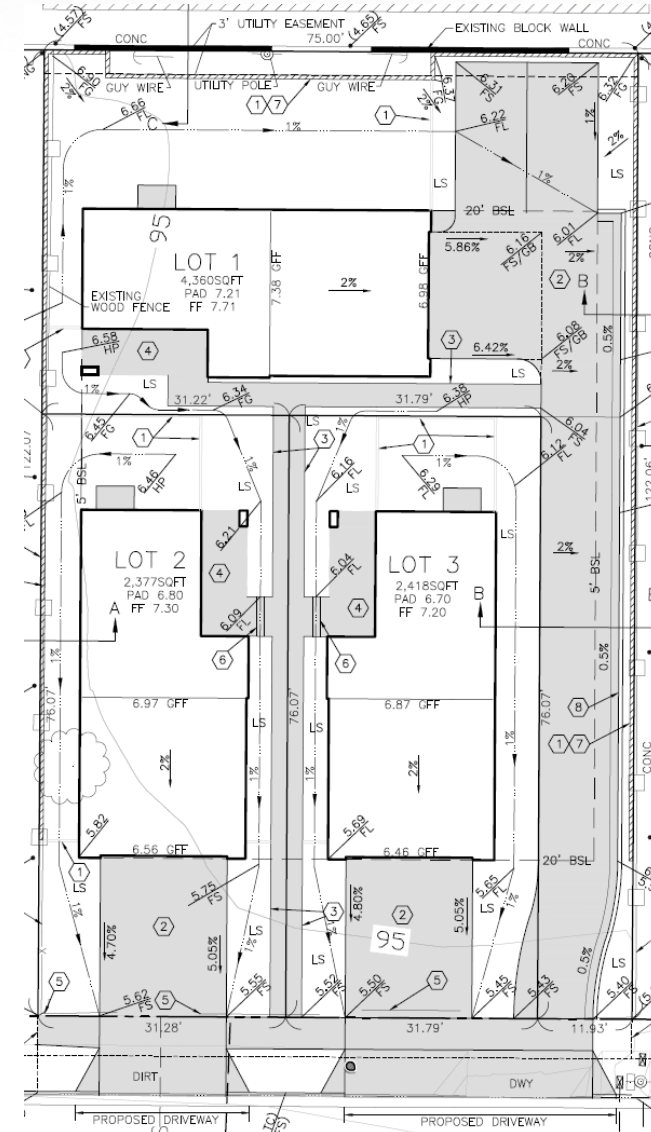
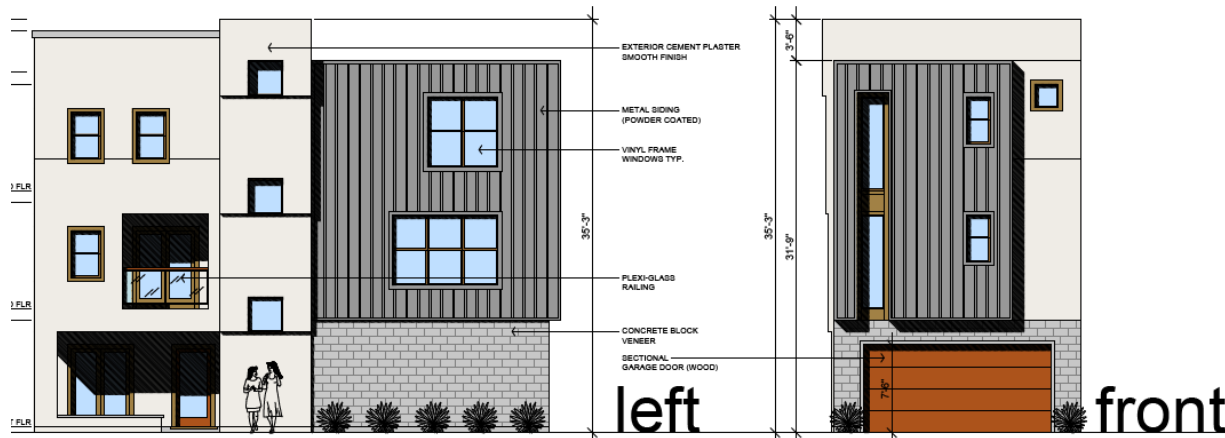
Pipeline Projects – Development Review

215 and 223 Mesa Dr., Small-Lot Subdivision Density Bonus (6 Units)



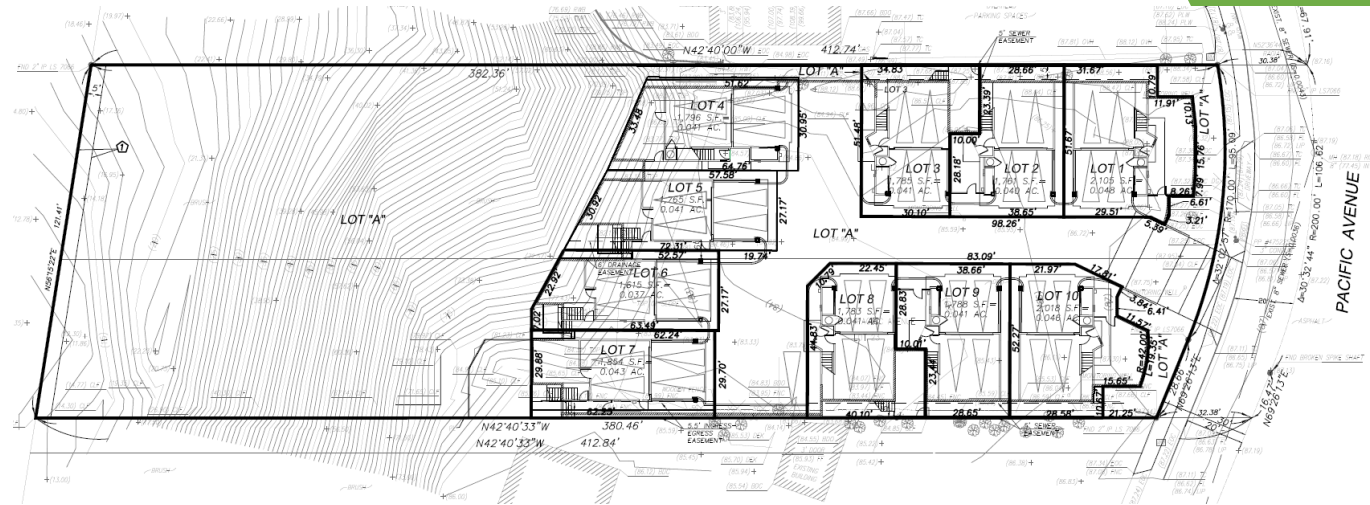
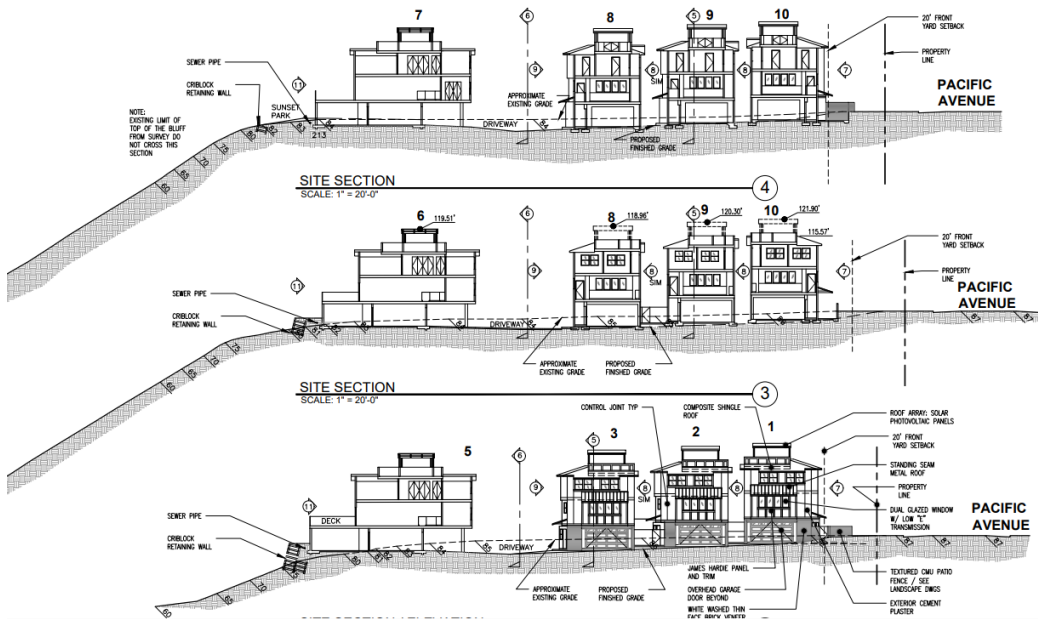
Pipeline Projects – Development Review

734 W. 20th St., Small-Lot Subdivision (3 Units)



Pipeline Projects – Development Review

2195 Pacific Ave., Small-Lot Subdivision (10 Units)



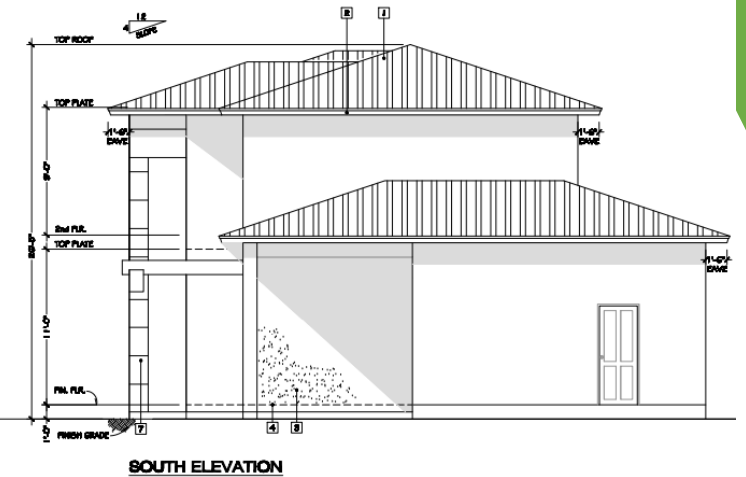
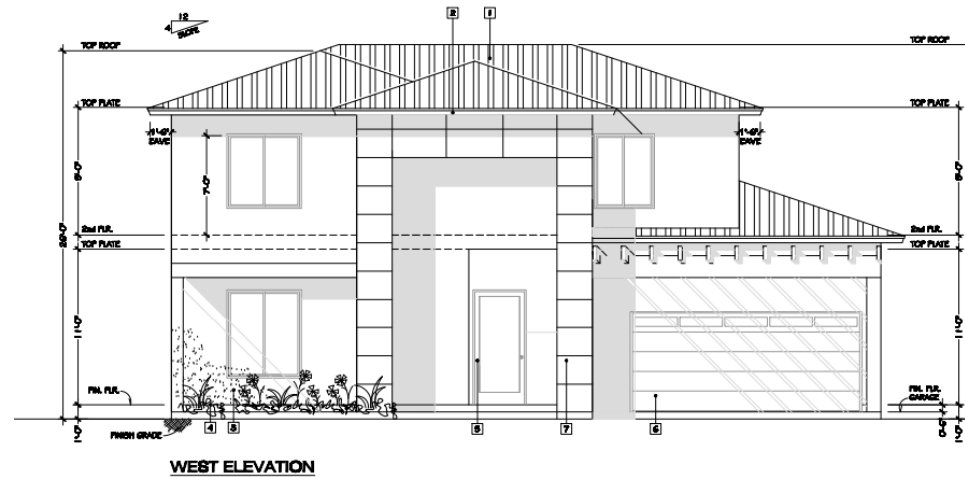
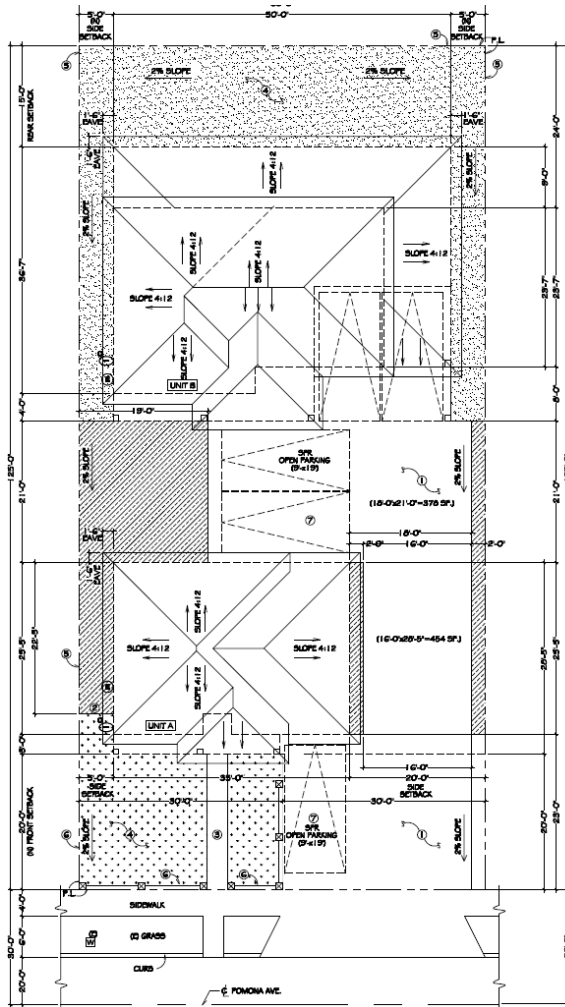
Pipeline Projects – Development Review

2205 Harbor Blvd., Single Room Occupancy (46 Units)



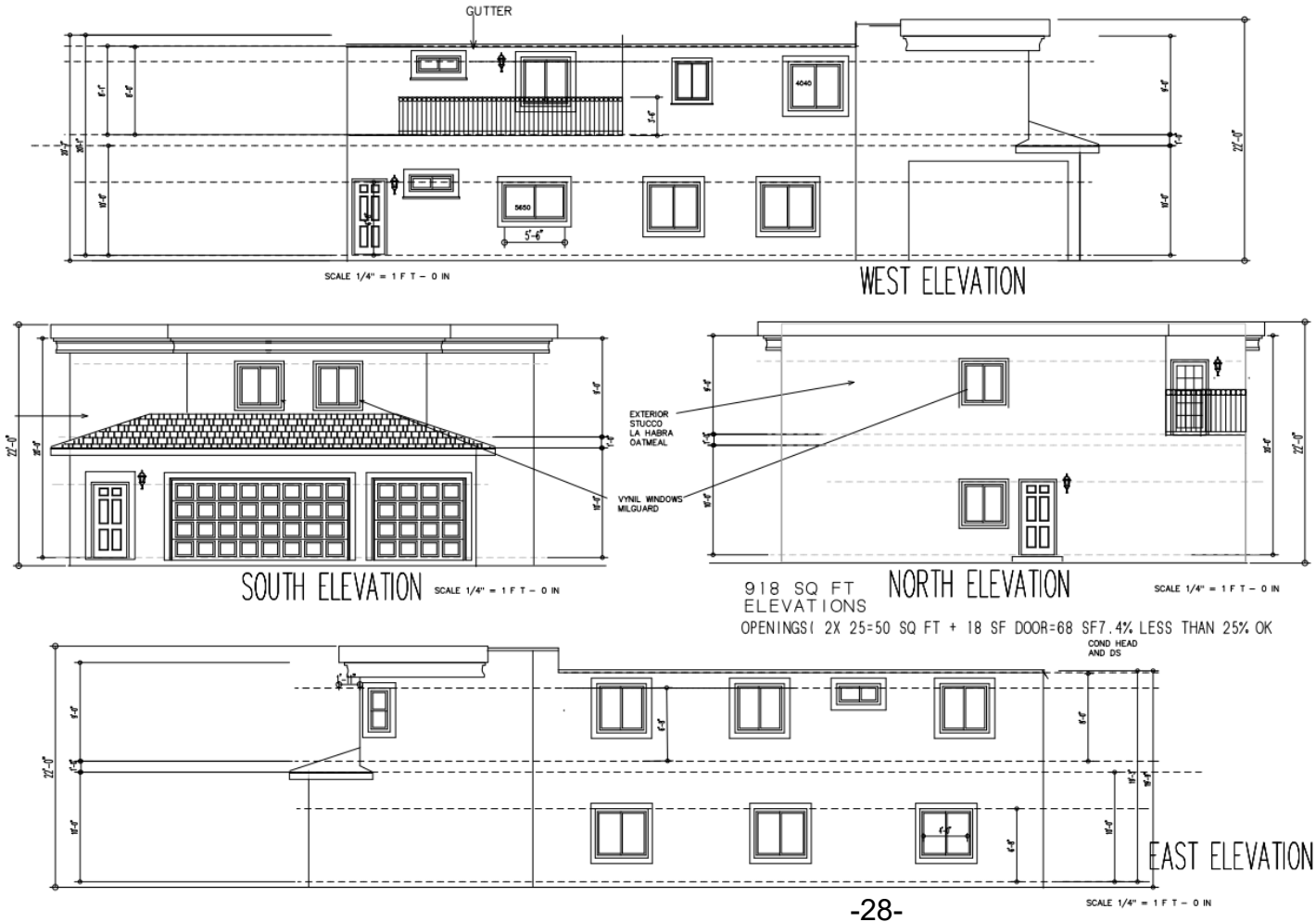
Pipeline Projects – Development Review

2074 Pomona Ave., Detached Single Family Development (2 Units)



Pipeline Projects – Development Review

210 Cabrillo St., Duplex and ADU (3 Units)



Pipeline Projects – Future Application

396 21st St., Detached Townhomes (~21 Units)



Housing Element Annual Progress Report

March 18, 2024
City Council



Affordability Determination

- Utilized the Southern California Association of Governments' (SCAG) ADU Affordability Analysis as well as project specific information (ADU size,

Assumed Costa Mesa ADU Affordabilities
Districts 1, 2, 3 & 6
(based on SCAG Analysis)

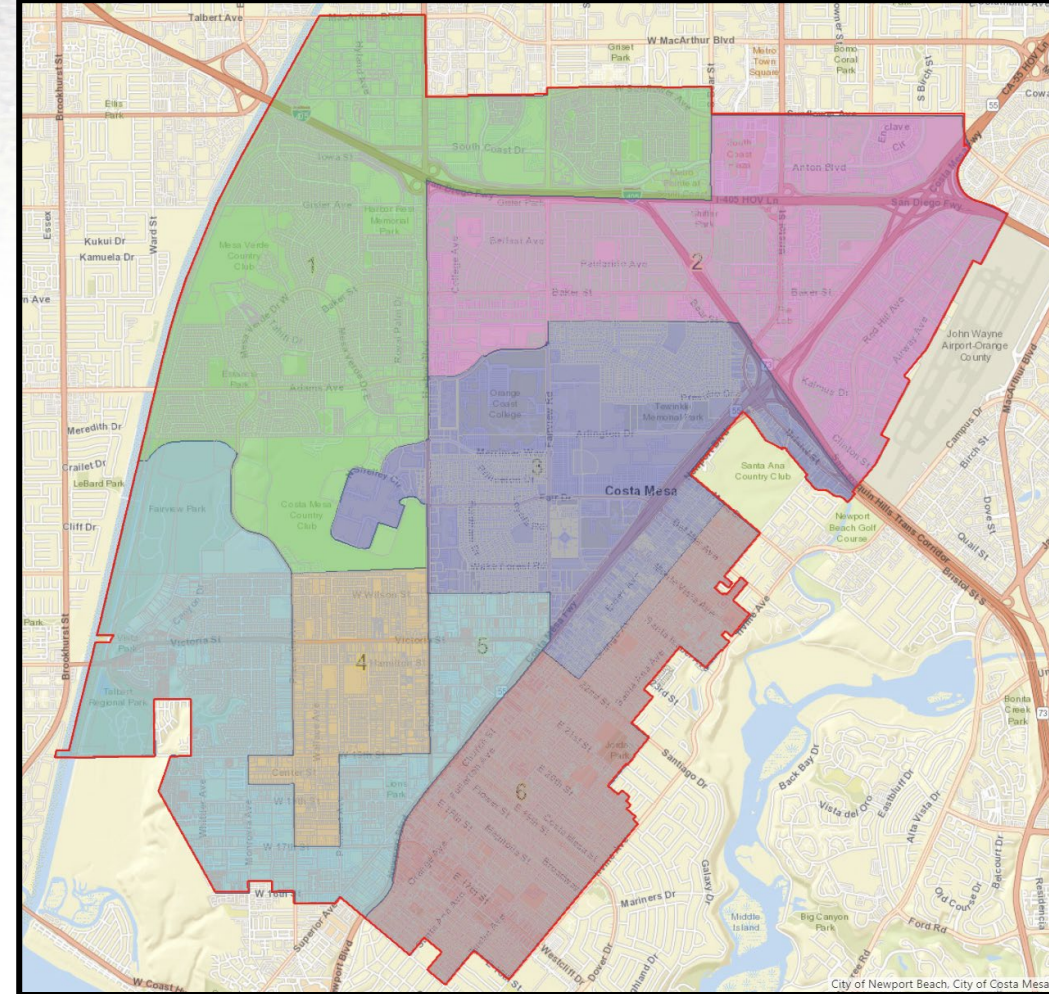
	E Low	Very Low	Low	Moderate
studio	0 - 100 SF	101 - 250 SF	251 - 500 SF	501 SF <
1	0 - 175 SF	176 - 350 SF	315 - 700 SF	701 SF <
2	0 - 300 SF	301 - 550 SF	551 - 850 SF	851 SF <

https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

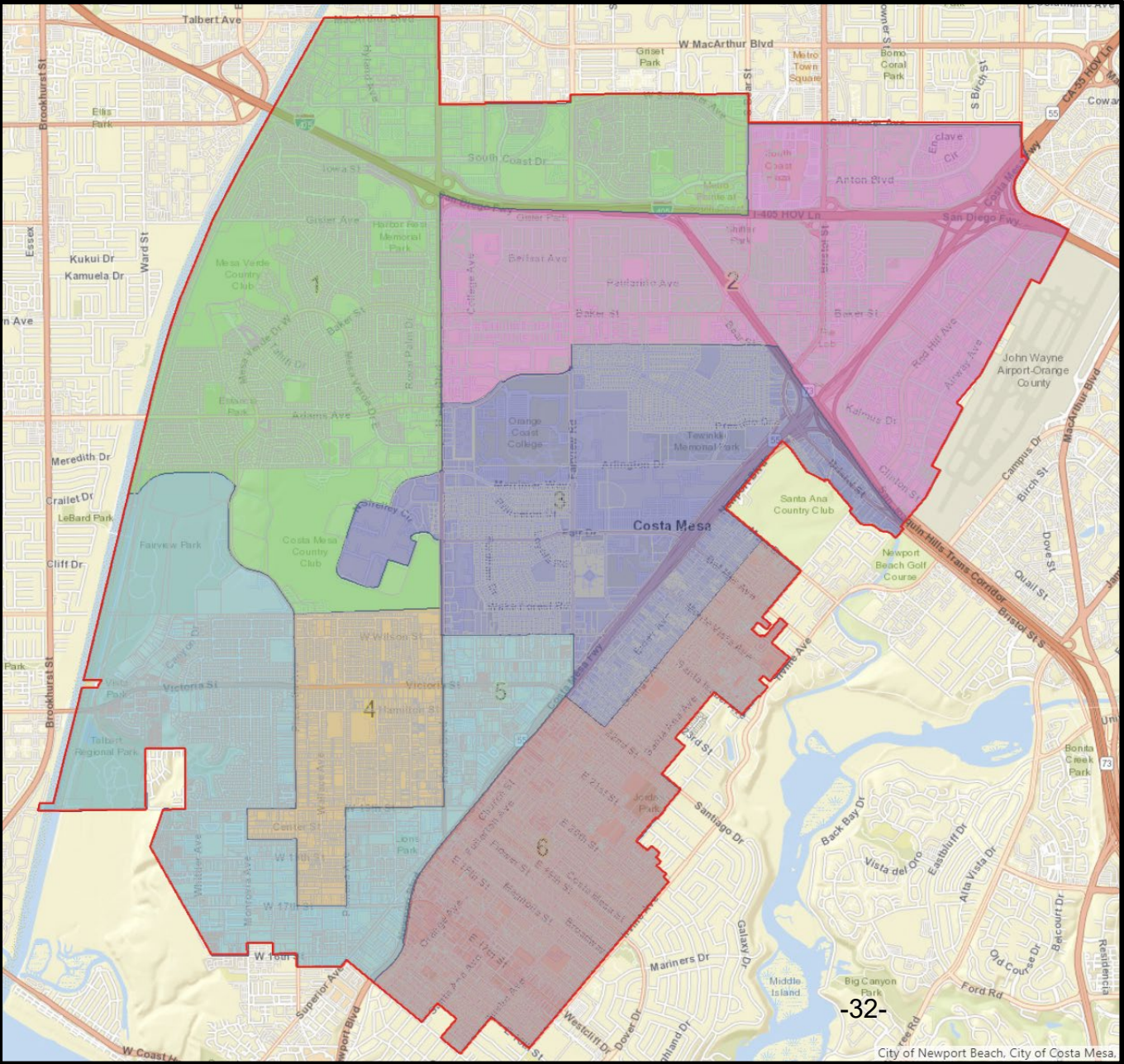
Assumed Costa Mesa ADU Affordabilities
Districts 4 & 5
(based on SCAG Analysis)

	E Low	Very Low	Low	Moderate
studio	0 - 150 SF	151 - 300 SF	301 - 700 SF	701 SF <
1	0 - 250 SF	251 - 500 SF	501 - 850 SF	851 SF <
2	0 - 400 SF	401 - 700 SF	701 - 1,000 SF	1,001 SF <

https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527



City Council Districts



	1
	2
	3
	4
	5
	6