

2024 Housing Element Annual Progress Report Planning Commission Meeting April 14, 2025



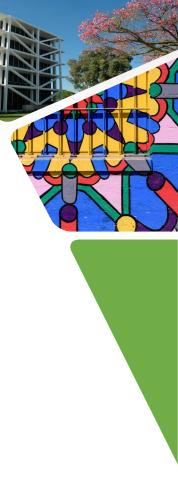
2024 HE Annual Progress Report (APR)

- <u>Overview</u>: 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.
- <u>State Compliance</u>: 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.
- <u>City's Commitment</u>: 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.

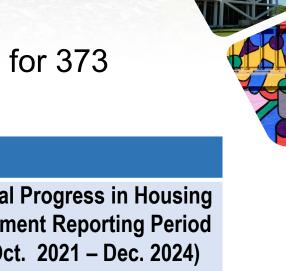




6th HE Cycle Planning Period Progress

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

Total Building Permits Issued in 6 th 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:

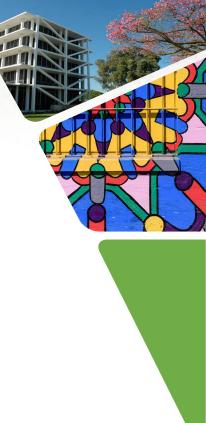
- The City has retained a consulting firm that will assist in completing the Rezoning Program, set to begin Spring 2025. This initiative will implement 18 of the 47 Housing Element programs, focusing on increasing densities and permitting housing in designated areas of the City.
- Other examples of City's 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

- <u>Program 2A</u>: Affordable Housing (Inclusionary) Ordinance (Approved August 2024)
- <u>Program 1C</u>: Monitoring and Preservation of At-Risk Housing Units
- <u>Program 3E</u>: Promote the Development of Accessory Dwelling Units (Ongoing)
- <u>Program 4A</u>: 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, Condominimum	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

Costa Mesa

Completed Construction

2277 Harbor Blvd., Lux Apartment (209 Units)







2024 - Approved

 Two-unit Small-lot Subdivisions 1022 W Wilson St. (2 Units)

5 NORTH ELEVAT

The wood fence is for ref 146 ROCHESTER ST PARCEL 2 AREA : 3,976.77 SQFT 14 P 1777 FF = 102.72 HOME HOME SOUTH (ROCHESTER) ELEVATION FRONT UNIT NORTH ELEVATION REAR UNIT ENTRANCE (SOUTH) PARCEL 1 AREA : 3, 027.23 SQFT ACCELLAR OF SIFT NOT CONTROL OFFICE CONCRETE F = 102.00 Z Z 3 <u>5</u>7 57 1 1 1 1 × 2 N-4904 ΜΠΠ .tfz 17 (m) 1 (m) 11 WEST WILSON STREET 77 (A) 1 (J) LOT 13 OF TRACT 279 OF ROCHESTER BLOCK MM 14/4 SITE PL EAST ELEVATION SCALE 2 NORTH ELEVATION (REAR) STATE COMPOSITION SHINGLE ROOF BY: GAV ROOFING TMINERUNE 47 (CC-85 ESB-1475 ELEVATION KEYNOTE 7 1 PROVIDE ADDRESS EACH UNIT 6" HIGH NUMBERS (4" MIN) CONTRACTING COL 1 1 2 EAST ELEVA 4 SOUTH ELEVATIO WEST ELEVATION 18"-T-10" 4 ROCHESTER STREET COMPOSITION BHINGLE ROOF BY GAP ROOFING TIMBEPLINE 40 ICC-85 ESR-1475 X X V V /r / 4 V X X V V

146 Rochester St. (2 Units)



2024 - Approved 374, 376 Hamilton St. (4 units + 4 ADUs)

241 Ogle St. (2 Units + 1ADU)



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









ONCEPTUAL OPEN SPACE PLAN

CREATIVE OFFICE BUILDING 40









Pipeline Projects – Approved 695 19th St., Jamboree Senior Housing (70 Units) FITNESS LAWN PATIO DINING W 19TH ST synthetic lawn dining tables pottery screen · bbg counter • olive tree grove in pots · enhanced paving SITE PLUMER ST PRIVATE PATIO • wrought iron fence with gate *gate application varies PET SPA pottery MULTI-USE LAWN • Lawn games COMMUNITY GARDEN • raised platning beds planting work table and storage patio seating • pergola / trellis 14 S-I-G-N-A-G-E -14-Costa Mesa

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









1540 Superior Ave, Live-Work (9 Units)









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







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









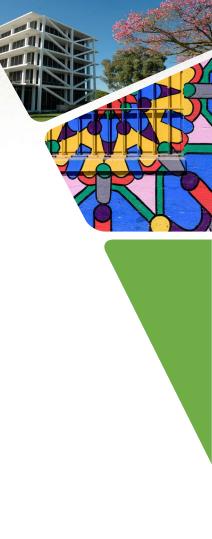


960 W. 16th St, Live-Work (38 Units)











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











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











Project Entry 2 Monument Signage and Specimen Tree Public Sidewalk 6 Existing Perimeter Pilaster and Fence (Refer to Sheet L-4) G Crosswalk Striping 6 Lawn Area 7 Central Paseo 8 Central Open Space: Lawn Overhead Structure BBQ and Picnic Play Equipment Casual Seating Mailboxes 10 Bench Pet Waste Station (Total 3 Installs) 12 Transformer with Screening Hedge B Existing Wall to Remain 10 Existing Ficus Trees to Remain Backyard Fence and Gate 16 Stepping Stones Street Tree 18 Paseo Tree 19 Shade Tree 20 Flower Tree 20 Screening Vine 2 Sound Wall - 12' ht. (Refer to Sheet L-4) 8 EVA Gate 20 Existing Maintenance Corridor Gate to Remain 25 Existing Slope to Remain 26 Property Line

LEGEND



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



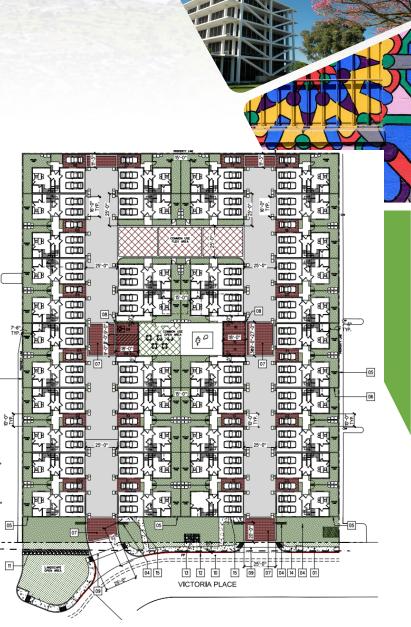
VIEW FROM VICTORIA PLACE



POCKET PARK / STREET FRONTAGE

VIEW FROM VICTORIA PLAC



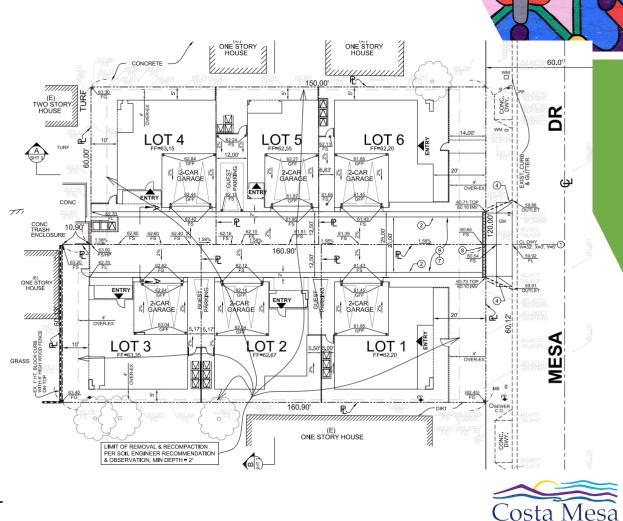


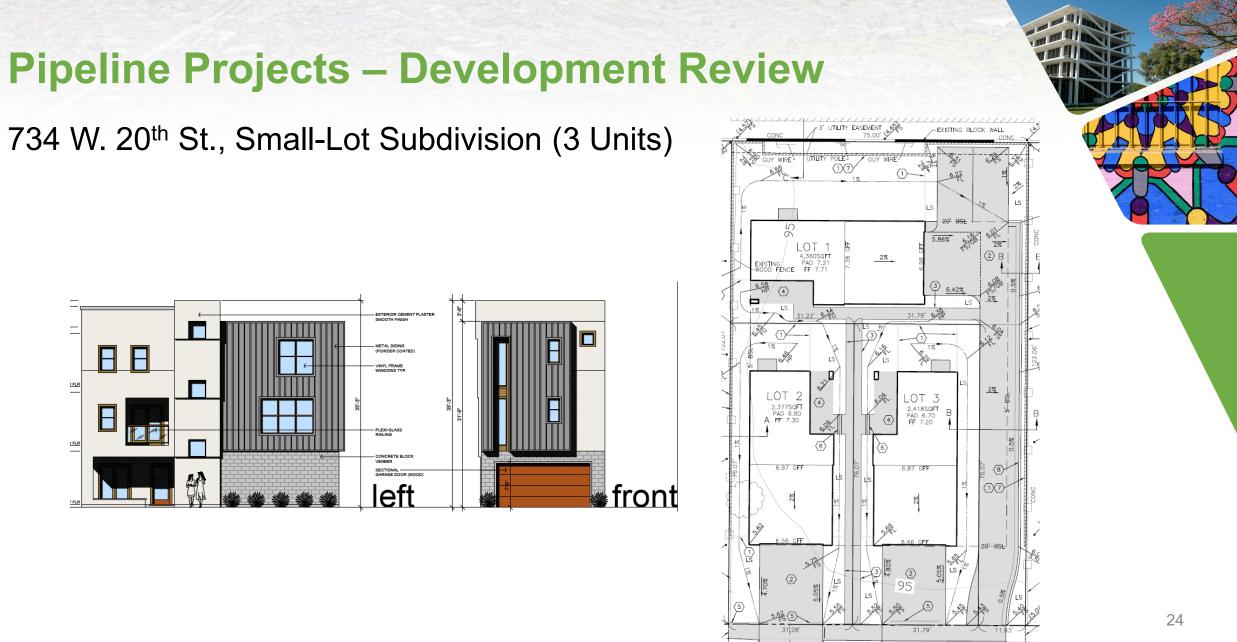


215 and 223 Mesa Dr., Small-Lot Subdivision Density Bonus (6 Units)









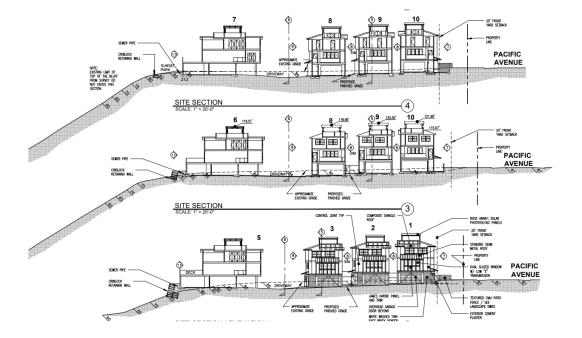
Costa Mesa

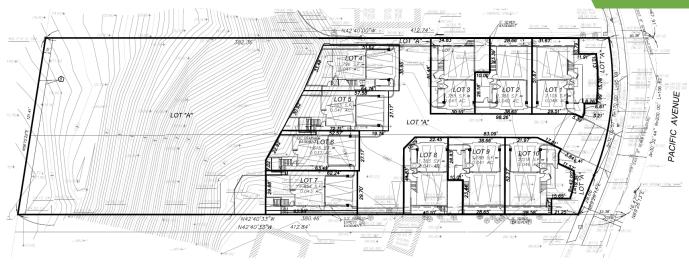
DIRT

ROPOSED DRIVEWA

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



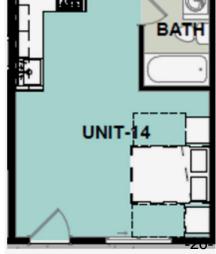






2205 Harbor Blvd., Single Room Occupancy (46 Units)







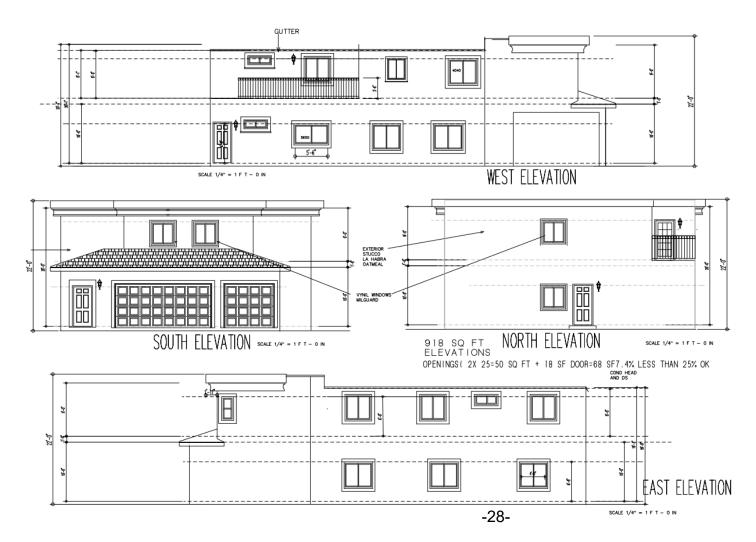


Pipeline Projects – Development Review 2074 Pomona Ave., Detached Single Family Development (2 Units) 2% 51.075 9LOPE 41 Ē SLOPE 4:12 OP PLATE S INFRATE EN FIR. 5LOPE 4-12 WEST ELEVATION SOUTH ELEVATION -20-0'-5075 5076 27



Ś POMONA AVE

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

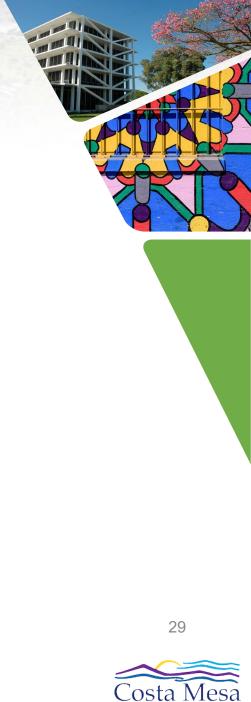




Pipeline Projects – Future Application

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







Housing Element Annual Progress Report March 18, 2024 City Council



Affordability Determination

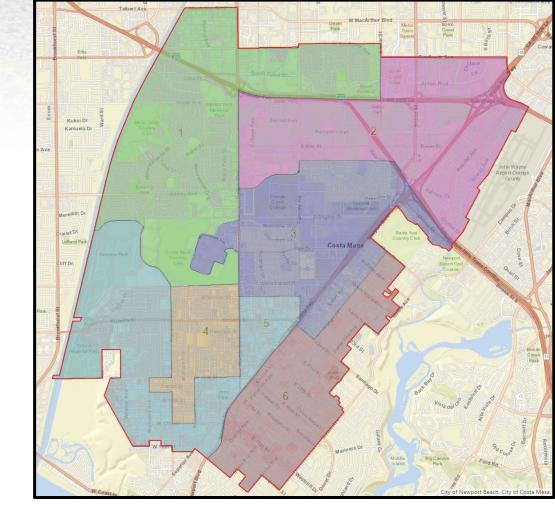
Utilized the Southern California Association of Governments' (SCAG) ADU Affordability Analysis as well as project specific information (ADU size,

	Å	Assumed Costa M	esa ADU Affordibili	ties	
	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 <	

attachments/adu affordability analysis 120120v2.pdf?1606868527

Assumed Costa Mesa ADU Affordibilities 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 <	
<u>https://scag.ca.gov/sites/main/files/file-</u> attachments/adu_affordability_analysis_120120v2.pdf?1606868527					





City Council Districts

