

Attachment 2

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	122
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	33
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		34
Total Units		230

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	36	6	0
Single-family Detached	71	13	11
2 to 4 units per structure	0	0	0
5+ units per structure	239	122	0
Accessory Dwelling Unit	0	89	73
Mobile/Manufactured Home	0	0	0
Total	346	230	84

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	108	230
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	134
Number of Proposed Units in All Applications Received:	519
Total Housing Units Approved:	479
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	124	245
Discretionary	10	274

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	142
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	47
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	40	-	-	-	-	-	-	-	40	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	2,919	-	-	40	-	-	122	-	-	-	-	274	2,645
	Non-Deed Restricted		3	-	24	7	24	14	-	-	-	-	-	-
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	195	1,599
	Non-Deed Restricted		12	7	37	61	45	33	-	-	-	-	-	-
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	79	2,009
	Non-Deed Restricted		8	1	10	13	20	27	-	-	-	-	-	-
Above Moderate		4,959	6	6	5	10	34	34	-	-	-	-	95	4,864
Total RHNA		11,760												
Total Units			29	14	156	91	123	230	-	-	-	-	643	11,117

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Costa Mesa								
Reporting Year		2025 (Jan. 1 - Dec. 31)								
Table D										
Program Implementation Status pursuant to GC Section 65583										
Housing Programs Progress Report										
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.										
1	2	3	4	5	6	7	8	9		
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents		
Owner-Occupied Housing Rehabilitation	<ul style="list-style-type: none"> Provide informational materials on the Owner-Occupied Housing Rehabilitation program. Encourage the participation of seniors, veterans, and disabled residents in this program. Evaluate the effectiveness of this program and, if necessary, modify program characteristics. 	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	6th Cycle	Continuous	Costa Mesa advertises the Residential Rehabilitation Grant and Loan program on social media, the City website and flyers at City Hall. Flyers are also provided to property managers of mobile home parks. The City reviewed the policies and procedures of the Single Family Rehabilitation Grant and Loan Program. Policy changes were made to the income requirements that restricted senior residents from qualifying for the loan program. During the reporting period, the City did not award any grant or loan funds to single family residences. There were two applications that were received for residents residing in a single-family home but we were unable to move forward with one application and the other application was withdrawn by the resident.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs		
Mobile Home Rehabilitation	<ul style="list-style-type: none"> Provide financial assistance as long as funding from HOME funds remains available. Market information on funding as available. 	Annually market assistance available and grant funding on a case-by-case basis	6th Cycle	Continuous	Information regarding HOME Grant funds for mobile home rehabilitation are made available online. A total of six households received funding assistance for mobile home repairs. Four households receiving assistance are extremely low-income (30% AMI) and two are very low-income (50% AMI) households. Some repairs that were completed during the reporting period included health and safety repairs to maintain habitability and to correct citations issued by the park management of the mobile home parks. Roof replacements, pest treatment services to remediate infestations, damaged steps and landings to improve safe access, window replacement for energy efficiency and weather resistance, furnace repairs or replacement for adequate heat source, and replacement of water heaters.	Units	6	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs		
Monitoring and Preservation of At-Risk Housing Units	<ul style="list-style-type: none"> Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period. Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement. Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units. 	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	6th Cycle	Completed	The City has 1,144 total housing units with affordability covenants. Of these units, 75 very-low income are located at 1844 Park Avenue (Casa Bella Apartments) and were identified as at-risk of converting to market rate during the 2021-2029 Housing Element planning period. The City has reached out to the property management company (Moss Management Services, Inc.) and confirmed that they hold an agreement with the United States Department of Housing and Urban Development (HUD), which renews every five-years, and mandates restricting the units under an affordability covenant for the life of the project. As these units are no longer at risk of converting to market rate, this Housing Element program is considered complete.	Units	75	https://www.ochod.org/sites/hcd/files/2026-01/OC%20Affrd%20Hsing%20List%20Revised%2012.2025.pdf		
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	6th Cycle	Completed	The Planning Commission recommended approval of an inclusionary housing ordinance on December 8th, 2023. The City Council held public hearings on early 2024 and approved the first reading of the Ordinance on April 2, 2024. A second reading and final adoption of the Ordinance was given by the City Council at their August 6, 2024 meeting and the ordinance became effective on September 6, 2024. City Council allocated \$2.5 million to an affordable housing trust fund. City staff are currently monitoring the effectiveness of the ordinance. In addition, the City Council directed staff to return in two years to review the Ordinance for recommendations and potential modifications for fees.	Other	1	https://costamesa.legistar.com/View.ashx?M=F&ID=13203306&GUID=DF86573C-0C0C-4F60-A777-038EE197442D		
Affordable Housing Development	<ul style="list-style-type: none"> Pursue State and regional funding for affordable housing development. Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population. Establish development incentives (i.e. deferral of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions. Develop clear instructional materials for achieving incentives and make them publicly available on the City's website. 	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.	6th Cycle	Continuous	The City continues evaluate programs and incentives to encourage the development of Affordable Housing, including recently creating materials to implement our affordable housing ordinance, which are now available to applicants. Incentives and materials will continue to be developed throughout the rezoning program and as state legislation provides additional incentives. The City continues to pursue funding and partnerships with affordable housing builders. In 2025, the City issued permits for two Homekey projects totaling 124 units. The City Council also approved entitlements for a 70 unit, 100% affordable senior living development located at the Costa Mesa Senior Center.	Units	194	Homekey Projects: https://www.costamesaca.gov/trending/project-homekey Senior Living Development: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-B662-41D88FBF1E55		

Supportive Services for Persons with Special Needs	<ul style="list-style-type: none"> Provide information regarding the City's Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City's website. Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding. 	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.	6th Cycle	Continuous	Costa Mesa Housing and Community Development staff conduct outreach to nonprofit organizations who are eligible to receive federal CDBG funds when the new public services grant application cycle commences. Applications for the fiscal year funding cycle's open in January every calendar year and remain open for a period of at least 30 days. The City's Housing and Public Services Grants Committee review the applications and make funding recommendations to the City Council. Funding is awarded to qualified applicants who meet the consolidated plans identified goals and objectives. Costa Mesa City Council adopted the 2025-2029 consolidated plan on May 20, 2025, which included funding activities for the FY 2025-2026 Annual Action Plan.	Meetings	3	<p>Housing Resources: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</p> <p>May 20, 2025 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=14216243&GUID=58FDB388-AD4E-46F9-B16A-748A698C533A</p>
Facilitate Development of Senior Housing Options	<ul style="list-style-type: none"> Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing. Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City. 	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.	6th Cycle	Continuous	Costa Mesa has identified the Costa Mesa Senior Center as a potential senior housing opportunity site; the City has approved entitlements for Jamboree Housing to develop the senior housing project application for a 70 unit senior housing development at the site with a portion of the housing units dedicated as supportive housing. The application was reviewed by the Planning Commission and they provided their recommendation for the City Council to approve the project at their December 9, 2024 hearing. It was considered and approved by the City Council at their March 18, 2025 hearing. Jamboree Housing is currently working on financing the project development.	Meetings	2	<p>Planning Commission: https://costamesa.legistar.com/View.ashx?M=F&ID=13604511&GUID=58DF0470-E93A-481B-B16A-748A698C533A</p> <p>City Council: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-BB62-41DB8FBF1E55</p>
Encourage Development of Housing Options for Large-Family Households	<ul style="list-style-type: none"> Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments. Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments. 	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.	6th Cycle	In Progress	City staff prepared an ordinance amendment to permit 2-unit fee simple developments in multi-family zones under the City's small lot ordinance program. The ordinance was considered by Planning Commission on December 8, 2025, and the Commission recommended approval to City Council. The ordinance is expected to be adopted by City Council in early 2026. The City will further review the development standards for large units and recommend amendments as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	2	<p>Planning Commission (new ordinance): https://costamesa.legistar.com/View.ashx?M=F&ID=15009266&GUID=5E4E5917-BCFA-4F54-B032-25C7FA3C5015</p> <p>Rezoning effort: https://www.costamesaneighborhoods.com/</p>
Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none"> Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State law. Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities. City will proactively reach out to developers and other agencies annually to take steps to improve and develop 	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	6th Cycle	Continuous	The City of Costa Mesa's Building Division reviews development projects for consistency with accessibility requirements when thresholds are met and improvements need to be installed. In addition, the City has a process in place for reasonable accommodations to be requested. In 2025, two reasonable accommodation requests were made and approved by the City. In addition, the City has prepared draft code amendments to the reasonable accommodation procedures in Chapter IX, Article 15 and anticipates adoption in 2026. The Planning Commission is scheduled to make recommendation on the amendments at their February 9, 2026 meeting.	Other	2	Two requests for reasonable accommodations were approved.
Safety Element Update and adoption of Environmental Justice Policies	<ul style="list-style-type: none"> Revise and amend the current Safety Element. Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000. 	To be completed by December 2023.	6th Cycle	In Progress	Safety Element Update - City has a working draft that incorporates references to Local Hazardous Mitigation Plan (SB 379) as well as to address other applicable State laws including - SB 1035, AB 747, SB 99. As part of this process, City is also evaluating other General Plan Elements to address SB 1000. A Planning Commission study session for the Safety Element was held on September 8, 2025. These updates will run in tandem with the City's Climate Action and Adaption Plan (CAAP), expected to be complete by summer 2026. Additionally, the City secured REAP 2.0 grant funds which will in part be used to create environmental justice policies. These policies are expected to be complete by summer 2026.	Other	3	<p>Safety Element: https://costamesa.legistar.com/View.ashx?M=F&ID=14754468&GUID=569000F3-E886-44E3-BDD9-47ED50C7A063</p> <p>CAAP: https://costamesa.legistar.com/View.ashx?M=F&ID=13367898&GUID=C2B58ABA-C759-4947-A125-7637198D0E1F</p>
Farmworker Housing	Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.	To be completed by December 2023.	6th Cycle	In Progress	As part of the Neighborhoods Where We All Belong rezoning program, municipal code amendments have been drafted to add an "employee housing" definition to also include farmworkers. The City's Land Use Matrix is proposed to be amended to allow this type of housing as a use by-right in single-family zones. The Planning Commission held a study session on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for adoption on March 17, 2026. In the meantime, the City will process any proposed farmworker housing by-right in single-family zones pursuant to State Law.	Other	1	https://www.costamesaneighborhoods.com/
Promote State Density Bonus Incentives	Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.	To be completed by December 2024.	6th Cycle	In Progress	Costa Mesa continues to process State Density Bonus Law requests for compliance with state law. In 2025, the City approved two projects which included a request for Density Bonus as part of their scope. In addition, the City published a Density Bonus handout to the planning application webpage on the City's website. The City received notification of REAP 2.0 grant funds being awarded in January 2026 and the consultant is providing staffing support under the grant to review and provide recommendations to the City regarding updating the adopted density bonus regulations for compliance with state law.	Other	3	<p>Rezoning Program: https://www.costamesaneighborhoods.com/</p> <p>Planning Application Webpage: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/planning-application-entitlement-submittal-handouts</p> <p>3150 Bear St (Density Bonus Project): https://costamesa.legistar.com/View.ashx?M=F&ID=14733271&GUID=65093273-1C2A-4E5A-94EA-26B3FCFAFF3B5</p> <p>695 W 19th St (Density Bonus Project): https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9</p>

<p>Transitional and Supportive Housing</p>	<ul style="list-style-type: none"> Amend the Zoning Code to include transitional and permanent supportive housing within the City's land use matrix in compliance with Senate Bill 2 and Government Code Section 65651 Monitor the inventory of sites appropriate to accommodate transitional and supportive housing. Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents. 	<p>To be completed by December 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>As part of the Neighborhoods Where We All Belong rezoning program, municipal code amendments have been drafted to add a "low barrier navigation center" definition, amend the "transitional housing," and "supportive housing" definition. The City's Land Use Matrix is proposed to be amended to allow this type of housing as a use by-right in single-family zones. The Planning Commission held a study session on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for adoption on March 17, 2026.</p>	<p>Other</p>	<p>1</p>	<p>NWWAB: https://www.costamesaneighborhoods.com/ January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Planning Application Fees</p>	<p>Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.</p>	<p>To be completed by December 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff are looking at modifying application fees for certain development projects, while also reviewing the City's application process and determining if certain project types can go through a ministerial process, in-lieu of being processed through a discretionary application. Thus, saving time and money for development projects. This is being accomplished by code amendments that were introduced to City Council on January 23, 2026 for the small lot ordinance requests for two-unit developments in the multi-family zones with City Council adoption February 3, 2026. Additionally, as part of the municipal code amendments going before the Planning Commission on February 9, 2026, for recommendation to City Council, new application procedures are proposed for by-right housing development projects on housing opportunity sites. It is anticipated to go to the City Council for adoption on March 17, 2026. City staff will continue to review planning application fees to determine if they are creating a constraint or barrier to the development of affordable housing.</p>	<p>Other</p>	<p>1</p>	<p>January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15075829&GUID=62C60D6E-5A81-4589-ACD7-9DFC0DFE8BC9 February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Development of Housing for Extremely Low and Lower-Income Households</p>	<ul style="list-style-type: none"> Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available. Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives. Proactively reach out to developers at least once annually to identify and promote development opportunities. Adopt priority processing and streamlined review for developments with units affordable to lower income households. Support funding development applications throughout the planning period for projects proposing units affordable to lower income households. 	<p>As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City continues to evaluate processing, funding resources, incentive, and fees associated with the development of Housing for extremely low and lower-income households and will make updates as part of the rezoning program, which was initiated in spring 2025 and expected to be completed in winter 2026.</p>	<p>Other</p>	<p>1</p>	<p>https://www.costamesaneighborhoods.com/</p>
<p>Parking Standards for Residential Developments</p>	<p>Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.</p>	<p>Review by December 2024; revise Code by Winter 2025.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>program, municipal code amendments have been drafted to modify the City's residential parking standards for single-family and multi-family projects. Code amendments are included for single-family parking in connection with AB 1308 that became effective on January 1, 2025 to eliminate the City's requirement to expand covered parking in the event a bedroom addition is proposed to an existing single-family home. The amendments to the multi-family projects include the removal of open tenant parking space requirements, and reducing the minimum off-street guest parking requirements. The Planning Commission held a study session for these code amendments on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for</p>	<p>Other</p>	<p>2</p>	<p>January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Reasonable Accommodation</p>	<ul style="list-style-type: none"> Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented. Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints. 	<p>Review and revise Code by December 2024. Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff have drafted amendments to the City's reasonable accommodations provisions which are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026.</p>	<p>Other</p>	<p>1</p>	<p>https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Definition of Single Housekeeping Unit</p>	<p>Review and revise the definition of "single housekeeping unit" within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.</p>	<p>Review and revise Code by December 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff have drafted amendments to the City's single-housekeeping unit definition which is scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026. The proposed definition is similar to other communities in Orange County.</p>	<p>Other</p>	<p>1</p>	<p>https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>

<p>Group Homes</p>	<p>Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.</p>	<p>Review and revise Code by Winter 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff have drafted amendments to the City's group home provisions which is scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026. The amendments promote greater objectivity and approval certainty similar to other residential uses of the same zoning district. The draft revisions provide additional clarity and note that special use permit provisions are required when there is an operator, removal of parking requirements that were inconsistent with other similar uses and providing a courtesy notice to owners and tenants within 100 feet, rather than 500 feet.</p>	<p>Other</p>	<p>1</p>	<p>https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Adequate Sites</p>	<ul style="list-style-type: none"> Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City's inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall. Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as: <ul style="list-style-type: none"> Make information on candidate housing sites readily available through a database available to the public. Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites. If funding becomes available, the City shall subsidize up to 100 percent of the City's application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites. 	<p>Publish candidate housing sites on the City website by December 2023. Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City's list of housing opportunity sites identified under the 2021-2029 Housing Element are available on the City's website. The City has approved housing development projects on 2 of 97 Housing Opportunity Sites. As development projects are processed on housing opportunity sites, the City continues to make the required findings while monitoring the City's site capacity for "No Net Loss." The City still has sufficient site capacity during the reporting period. These projects include a senior living development at 695 19th St and a Single Room Occupancy motel conversion at 2205 Harbor Blvd. The City is also working on launching an interactive map that shows development activities in the City which is anticipated to include information for the locations of the housing opportunity sites that ties directly into the City Land Management Software, TESSA.</p>	<p>Other</p>	<p>1</p>	<p>Housing Element Opportunity Sites: https://www.costamesa.gov/home/showpublisheiddocument/52838/638133551015970000</p> <p>Single Room Occupancy motel conversion: https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9</p> <p>Senior Living Development: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-BB62-41DB8FBF1E55</p>
<p>Fairview Development Center – State Property</p>	<ul style="list-style-type: none"> Partner with the State to pursue compatible development on the Fairview Development Center site. Complete rezoning at Fairview Developmental Center within three years of an agreement with the State of California. Development at the site will be subject to the City's Inclusionary Housing Ordinance or equivalent affordability requirements and will be subject to development process incentives such as expedited processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. If building permits/entitlements are not issued by mid-2027, the City will identify additional alternative sites within the City that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss). The City will coordinate land use and zoning efforts concurrent with the city-wide rezoning efforts to implement the housing element. Fairview Developmental Center will go through an RFP process within the next three years to plan for the development of up to 2,300 residential 	<p>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.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City began the process to develop a specific plan and associated environmental documents for the re-use of the Fairview Development site as affordable and market rate housing (at least 2,300 units) in 2022 when the City and State entered into an agreement and received grant funds. In 2025, the State extended the contract term to end on December 31, 2026. The City retained the professional services of Placeworks and initiated the Fairview Developmental Center (FDC) Specific Plan project in 2023. The current phase of the project generally includes the preparation of a specific plan and associated environmental review for the re-use of the site with a range of affordable and market rate housing. Technical studies have been completed and the City continues to hold bi-weekly coordination meetings with the State Department of General Services (DGS) and Department of Development Services (DDS). Staff and Placeworks have coordinated and hosted 18 community outreach events on the visioning and land use framework, as well as land use concepts, mobility, and urban design in 2023 and 2024. City Council provided a recommendation on the preferred plan for environmental study purposes for the Specific Plan on October 21, 2025. Following the hearing, staff issued a Notice of Preparation and held a scoping meeting on November 17th, 2025. Staff and Placeworks have begun the preparation of the specific plan and environmental review. More information on this process can be found on the project webpage.</p>	<p>Other</p>	<p>1</p>	<p>October 21, 2025 City Council: https://costamesa.legistar.com/View.ashx?M=F&ID=14861511&GUID=AD281F34-380F-4DFA-855D-F06C1E0CAFOE</p> <p>Project website: https://fdoplan.com/</p>

<p>Update the North Costa Mesa Specific Plan</p>	<p>Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City's shortfall in units. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)</p>	<p>To be completed by Winter 2025.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff have drafted amendments to the North Costa Mesa Specific Plan to rezone the housing opportunity sites as a part of the NWWAB project. These amendments were presented to the Planning Commission at a study session on January 26, 2025, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026. Further amendments are anticipated in 2026 to accommodate additional rezoning as a part of the NWWAB project for the voter approved Measure K sites.</p>	<p>Other</p>	<p>1</p>	<p>January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE</p>
<p>Update the City's Urban Plans and Overlays</p>	<ul style="list-style-type: none"> • Complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities: <ul style="list-style-type: none"> - 19 West Urban Plan (50 du/ac). - SoBECA Urban Plan (60 du/ac). - Mesa West Bluff Urban Plan (40 du/ac). - Harbor Mixed-Use Overlay (50 du/ac). • Remove the Mesa West Residential Ownership Overlay. • Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i) 	<p>To be completed by Winter 2025.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City and consultant team for NWWAB began evaluating the City's Urban Plans and Overlays as part of the rezone program, which was initiated in spring 2025 and is expected to be completed in 2026. The City ultimately intends to retire the urban plans and extend a mixed-use overlay over the properties that are located in the urban plan boundaries that are also Measure K sites. For properties that are not Measure K sites, but have an urban plan associated with, the provisions that are allowed under the urban plan will be codified into the City's municipal code so that a right currently available to those properties is not removed.</p>	<p>Other</p>	<p>1</p>	<p>https://www.costamesaneighborhoods.com/</p>
<p>Promote the Development of Accessory Dwelling Units (ADUs)</p>	<ul style="list-style-type: none"> • Review and revise the City's ADU ordinance as necessary to comply with State law. • Coordinating with the County on implementation of a permit-ready ADU program. • Post a user-friendly FAQ on the City's website to assist the public. • Offer permitting fee waivers, as funding is available. • Creating an expedited plan check review process to ease the process for homeowners. • Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners. • Engaging with residential development applicants regarding ADU opportunities that may not have been considered. 	<p>Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City Council updated ADU provisions to be consistent with State Housing Laws for ADUs on April 1, 2025 (Ordinance No. 2025-05). An informational Table is available on the City's webpage, which will continue to be updated, as necessary. Additionally, the City initiated a preapproved ADU program in January of 2025. The City began reviews of ten ADU designs in 2025; however, applicants have not resubmitted to continue through the pre-approval process. Additionally, reviewing the ADU ordinance and updated in law with state law has been included in the REAP 2.0 scope of work, which is anticipated to be complete by summer 2026.</p>	<p>Other</p>	<p>2</p>	<p>April 1, 2025 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=13986419&GUID=70D7B42F-324A-40B5-B30F-CC43708D193C ADU Informational Table: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu. Preapproved ADU Information: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu/pre-engineered-adus</p>
<p>Motel Conversions, Efficiency Units, and Co-living Housing Types</p>	<ul style="list-style-type: none"> • Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code • Develop informational materials which outline the City's process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community. • Explore opportunities to implement motel conversions through Project Homekey. • Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities. 	<p>To be completed by December 2024.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff have drafted amendments to add a new definition "efficiency unit" and "single room occupancy unit" to the Zoning Codes definitions section. These amendments were presented to the Planning Commission at a study session on January 26, 2026, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026. Additionally, the City issued permits for two Project Homekey sites that totaled 126 units and approved a conditional use permit for a single room occupancy project that included 47 units.</p>	<p>Units</p>	<p>173</p>	<p>Single room Occupancy project: https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9 Rezoning program: https://www.costamesaneighborhoods.com/</p>
<p>Address City-wide Vote Requirement in Relation to Housing Element Compliance</p>	<p>Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/ housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations.</p>	<p>To be completed by Winter 2025.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In November of 2022, the Costa Mesa Voters approved amendment to CMMC (Measure K) to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element. The voter approved initiative provided flexibility for City Council to authorize amendments to applicable documents affecting the Measure K sites without the need to receive public voter approval provided that robust community engagement take place. The NWWAB effort includes further updates to the City's Zoning Code and urban plans to accommodate housing on these sites as part of the rezone program, which was initiated in spring 2025 and is expected to be completed in winter 2026.</p>	<p>Other</p>	<p>2</p>	<p>Measure K: https://www.costamesaca.gov/trending/measures-k Rezoning program: https://www.costamesaneighborhoods.com/</p>

Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area	<ul style="list-style-type: none"> Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development. Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area. 	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of establishing an land use overlay in the airport industrial area to allow for residential uses as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area	<ul style="list-style-type: none"> Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development. Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area. 	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of establishing an land use overlay to permits residential units in the 17th Street corridor area as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard	Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of modifying the Newport Boulevard Specific Plan to promote residential uses along Newport Boulevard as part of the NWWAB rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Explore Potential Future Housing Opportunities on Church Sites	<ul style="list-style-type: none"> Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services. Develop materials outlining the development process and make them available on the City's website. 	Develop online materials on the development process by December 2023 and update, as necessary.	6th Cycle	In Progress	City will evaluate the potential of future housing opportunities on church sites as part of the NWWAB rezone program, which was initiated in spring 2025 and expected to be completed in summer 2026.	Other	1	https://www.costamesaneighborhoods.com/
Annual Progress Reports	Annually complete the required housing status reporting through the City's Annual Progress Report.	Annually complete and submit an Annual Progress Report to HCD.	6th Cycle	Continuous	City staff complete and submit an Annual Progress Report to HCD and LCI annually prior to the April 1 reporting deadline.	Other	1	https://www.costamesaca.gov/government/dapartments-and-divisions/economic-and-development-services/planning/general-plan/annual-progress-reports
ADU and JADU Monitoring Program	<ul style="list-style-type: none"> Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period. Conduct a review of ADU development and affordability every two years and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need). 	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.	6th Cycle	Continuous	City staff currently monitor ADU development and launched a new land management system (LMS) - TESSA in August of 2023 that improves monitoring of all land use development. The City uses TESSA to monitor the affordability levels throughout the planning period, and make adjustment as necessary. This year, the City modified its method for determining ADU affordability levels for permits to better understand how ADUs are being used as a housing tool and to comply with guidance released by HCD in January 2025. For these permits, the City collects ADU application affordability data through TESSA as part of the building permit application.	Other	2	https://permits.costamesaca.gov/engov_pr od/selfservice#/home
Candidate Sites Used in Previous Housing Elements	Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c)).	To be completed by Winter 2025.	6th Cycle	In Progress	City staff have drafted amendments to the Mixed Use Overlay District to rezone the housing opportunity sites as a part of the NWWAB project, which includes by-right approvals. These amendments were presented to the Planning Commission at a study session on January 26, 2026, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adoption on March 17, 2026. Further amendments are anticipated in 2026 to accommodate additional rezoning as a part of the NWWAB project for the voter approved	Other	1	https://www.costamesaneighborhoods.com/
Water and Sewer Resources	Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.	To be completed by July 2023.	6th Cycle	Continuous	City coordinates with the Water and Sewer providers as part of the development review process for all planning applications including new residential projects; This is an ongoing process.	Other	1	Mesa Water District: https://www.mesawater.org/ Costa Mesa Sanitary District: https://www.cmsdca.gov/
Federal/State Housing Programs	<ul style="list-style-type: none"> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants. Continue to partner with the OC Housing Finance Trust to identify potential funding sources. 	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.	6th Cycle	Continuous	City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.	Other	1	https://www.costamesaca.gov/government/dapartments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources
Lot Consolidation	<ul style="list-style-type: none"> Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites. Maintain information on the lot consolidation process and fees online and at City Hall. Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025 Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months. 	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.	6th Cycle	In Progress	City will evaluate the potential of lot consolidations as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/

<p>Development of Large Sites</p>	<ul style="list-style-type: none"> Evaluate the development status of the five identified large candidate sites within three years of the applicable zoning amendments being completed. If the sites show no indication of development progress including the assumed density and affordability, the City will review current RHNA progress and identify additional candidate sites within one-year if necessary. Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools. Promote development of large sites at the densities and affordability levels identified within the housing element. Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the 	<p>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.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Planning Division keeps a record of properties where the property owners have expressed interest in housing development. Staff provides initial comments and discuss development review process with potential developers. City staff met with developers throughout 2025 to discuss housing opportunities on several sites throughout the City and are in active discussions for sites that are not currently identified as a housing opportunity site but ownership has expressed interest in being included as a site. Additionally, an owner of one of the large sites has been participating in community engagement process and is following the City's NWWAB project. The property owners have also informed staff that they are following the public hearings for housing element site rezoning that went before the Planning Commission for a study Session on January 26, 2026 and the Planning Commission hearing for recommendation to City Council on February 9, 2026. It is anticipated to go to the City Council for adoption on March 17, 2026. City will continue to reach out to property owners of candidate sites as part of the rezoning program and track status of implementation after completion of the rezoning program. The City will evaluate development status of five large, identified candidate sites and explore ways to promote development of these sites and/or subdivision into multiple parcels for future development by winter 2026.</p>	<p>Other</p>	<p>2</p>	<p>https://www.costamesaneighborhoods.com/</p>
<p>Review and Revise Findings</p>	<p>Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.</p>	<p>To be completed by December 2023.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>As part of the overall NWWAB project, the City will review CMMC Findings Section for listed applications and update or consolidate findings as necessary to ensure they are clear and objective. Draft amendments were presented at a Planning Commission study session on January 26, 2026, and Planning Commission will make recommendations to City Council on February 9, 2026. It is anticipated to go to the City Council for adoption on March 17, 2026. These amendments include the removal of Design Review Findings subsection, and reduction to number of findings for Master Plan projects from three to one. Further amendments to the findings may be necessary with the Measure K site rezoning process. If amendments are determined to be necessary, then those amendments are anticipated to take place by winter 2026.</p>	<p>Other</p>	<p>1</p>	<p>https://www.costamesaneighborhoods.com/</p>
<p>Fair Housing</p>	<p>Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.</p>	<p>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.</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>"1. Housing Mobility A. Address Housing Discrimination 1. " Housing Information and Resources are posted on the City's Economic and Development Services - Housing and Community Development webpage at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development * City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. The FHF held two workshops in Costa Mesa in 2025. The workshops are open for all residents of Orange County to attend and are not limited to Costa Mesa residents or owners. Likewise, all of the FHF workshops held in Orange County are open and available to all residents. * City HCD staff continue to collaborate with Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program and attend quarterly OCHA Housing Advisory Committee Meetings. Link to County of Orange - Affordable Housing Rental Housing List is posted online 2. City's Network for Homeless Solutions (NHS) continued to assist and advocate for voucher program participants as part of their day to day operations. in 2025 assisted 238 individuals. 3. City will work on identifying and adopt programs to improve accessibility - See more information provided in the reasonable accommodation program for status. 4. City continue to work with non-profit and other jurisdiction to advocate for affordable housing development. - The City of Costa Mesa is working with People for Housing who is partnering with other Orange County cities, United Way and the 2-1-1 OC platform through the OC Affordable Housing Access Platform</p>	<p>Other</p>	<p>4</p>	<p>Housing Resources: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development Affordable Rental Housing: https://www.ochcd.org/sites/hcd/files/2026-01/OC%20Affrd%20Hsing%20List%20Revised%2012.2025.pdf Fair Housing: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources/fair-housing</p>
<p>Rental Housing Assistance</p>	<ul style="list-style-type: none"> Participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available. Evaluate and offer rental housing assistance programs based on the availability of funding. 	<p>Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City promotes the Rental Assistance Program on the following website: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler and various housing programs on its Housing and Community Development Website: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development.</p>	<p>Other</p>	<p>2</p>	<p>Rental Assistance Program: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler Housing and Community Development: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</p>

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	4	2		6					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	4	2		6					

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 690,611.42	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$165,520.00	\$161,023.33	Completed	Other	Used funds along with SB2 Grant funding sources to identify potential housing sites and strategies, evaluate current housing element documents, develop a housing plan, create a community outreach plan and conduct workshops, outreach meetings, study sessions and public hearings.
Inclusionary Housing Ordinance	\$145,000.00	\$144,646.37	Completed	None	Used funds to meet with staff and stakeholders, conduct staff analyses, create a technical study for in-lieu fees, hold public hearings for the adoption of the ordinance and develop an affordable housing agreement template and staff review process.
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	\$206,248.00	\$9,733.12	Completed	None	Used funds to draft the Request for Proposals for a consultant, review submittals, hold interviews and select a consultant for City Council contract approval in February, 2025.
TESSA Online Permitting System	\$138,870.92	\$138,870.92	In Progress	None	Staff are working with HCD staff on a rescope of the LEAP grant to use some the remaining grant
Parking Demand Study	\$34,972.50	\$34,972.50	In Progress	None	Staff are working with HCD staff on a rescope of the LEAP grant to use some the remaining grant amount towards a Parking Demand and Trends Analysis for for-sale and for-rent multifamily housing within the City of Costa Mesa. This study was used to inform the parking requirements brought to the City Council on March 17, 2026 for adoption.
					* Note: Amount awarded and reimbursed requested is still being worked out with HCD through a rescope and request for reimbursement submittal.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	87
	Non-Deed Restricted	0
Low	Deed Restricted	35
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		224
Total Units		346

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	122
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	33
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		34
Total Units		230

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	22
Low	Deed Restricted	0
	Non-Deed Restricted	35
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		13
Total Units		84