

# **CITY OF COSTA MESA**



## **2010-2014 CONSOLIDATED PLAN & 2010-2011 ANNUAL ACTION PLAN**



**MAY 2010**



# **CITY OF COSTA MESA**

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## **2010-2014 CONSOLIDATED PLAN** **AND** **2010-2011 ANNUAL ACTION PLAN**

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TABLE OF CONTENTS

	PAGE
EXECUTIVE SUMMARY .....	V
 <b>CONSOLIDATED PLAN OVERVIEW</b>	
Lead Agency .....	1
Vision Statement.....	2
Consultation Process.....	2
Costa Mesa Community Profile .....	4
 <b>HOUSING NEEDS ASSESSMENT</b>	
Households in Need of Assistance.....	16
Housing Needs of Special Need Populations.....	18
Nature and Extent of Homelessness.....	31
Lead-Based Paint Hazards.....	45
 <b>HOUSING MARKET ANALYSIS</b>	
Characteristics of Costa Mesa’s Housing Market .....	49
Housing Demand.....	50
Housing Condition.....	52
Housing Cost .....	54
Vacant and Underutilized Land.....	56
Areas of Minority Concentration .....	58
Areas of Low-Income Concentration .....	58
Public and Assisted Housing .....	66
At-Risk Housing Units.....	66
Homeless Facilities.....	67
Supportive Housing.....	68
Analysis of Impediments to Fair Housing .....	70
Barriers to Affordable Housing .....	72
 <b>STRATEGIC PLAN</b>	
Identification of Priority Needs.....	77
Housing Priority Needs Strategy .....	82
Homeless Priority Needs Strategy .....	91
Special Need Priority Needs Strategy .....	94
Community Needs Priority Strategy .....	96
Additional Required Sub-Strategies.....	105

**2010-2011 ANNUAL ACTION PLAN**

Applications for Federal Assistance (SF 424).....	112 & 115
Resources .....	118
Activities to be Undertaken .....	120
Geographic Distribution.....	122
Homeless and Other Special Needs.....	123
Other Actions .....	125
Program Specific Requirements.....	132
Certifications .....	134

**LIST OF ATTACHMENTS**

<b>ATTACHMENT</b>	<b>PAGE</b>
Attachment 1: Public Notice and Summary of Public Input .....	143
Attachment 2: Table 3A Summary of Specific Annual Objectives .....	147
Attachment 3: Listing of Proposed 2010-2011 HUD-Funded Activities.....	151

**LIST OF MAPS**

<b>MAP NUMBER</b>	<b>PAGE</b>
Map 1: Vacant Sites Suitable For Housing Development .....	59
Map 2: Underutilized Sites Suitable for Housing Development .....	62
Map 3: Asian Concentration.....	63
Map 4: Hispanic Concentration.....	64
Map 5: Low- and Moderate-Income Areas.....	65
Map 6: 2010-2011 HUD-funded Activities .....	142

**LIST OF GRAPHS**

<b>GRAPHS NUMBER</b>	<b>PAGE</b>
1. Costa Mesa Population Growth 1960-2009 .....	5
2. Costa Mesa Projected Population Growth 2009-2035 .....	6
3. Costa Mesa Age Distribution .....	7
4. Costa Mesa Race Distribution .....	8
5. Costa Mesa Hispanic Distribution.....	8
6. 2009 Southern California Counties Median Income.....	10
7. Percent Low/Moderate-Income Persons .....	11
8. Costa Mesa Percentage of People Living In Poverty .....	12
9. Costa Mesa Housing Characteristics by Type .....	49
10. Costa Mesa Rental Housing Occupancy Rate (By Quarters).....	51
11. Costa Mesa Five-Year Median Home Sales Prices .....	54
12. Costa Mesa Average Rents by Quarters .....	55

List of Tables

TABLE NUMBER	PAGE
1. Population Growth Comparison 1990 to 2009 .....	6
2. Persons per Square Mile .....	7
3. Household Size .....	9
4. Household Income by HUD Income Categories 2000.....	10
5. U.S. Department of Health and Human Services Poverty Guidelines .....	12
6. Percent Unemployment .....	13
7. State Maximum Occupancy Standard .....	16
8. Percentage of Household Experiencing Housing Problems by Race/Ethnicity .....	17
9. Persons Living with HIV and AIDS (Top 10 Cities 2005).....	24
10. HUD Table 2A – Priority Housing Needs Summary (Includes HUD Table 1-B) .....	28-30
11. Characteristics of Orange County’s Homeless (2009 PITS).....	34
12. Characteristics of Costa Mesa’s Homeless (CM Homeless Count) .....	35
13. Table 13: HUD Table 1A Homeless and Special Needs Populations.....	44
14. Orange County Homeless by Race and Ethnicity.....	45
15. Costa Mesa Children with Blood Lead Level of Concern .....	47
16. Costa Mesa Housing Characteristics by Type .....	49
17. Costa Mesa Housing Characteristic by Occupant Tenure.....	50
18. Costa Mesa Average Annual Rental Housing Occupancy Rate .....	52
19. Age of Costa Mesa Housing Stock By Tenure .....	53
20. Costa Mesa Median Home Sales Price - 2005-2009 .....	54
21. Costa Mesa Average Rent by Quarters.....	55
22. Costa Mesa Average Rent by Years – 2001-2009 .....	56
23. Progress Toward RHNA Goals .....	57
24. Summary Of Vacant Sites Suitable For Housing Development .....	60-61
25. Summary of Underutilized Land Suitable for Housing Development.....	67
26. Subsidized At-Risk Affordable Housing Units .....	67
27. Neighboring Emergency Shelters.....	67
28. Costa Mesa Transitional Housing Facilities.....	68
29. Permanent Supportive & Permanent Housing Facilities for The Homeless.....	68
30. Senior Housing Communities.....	69
31. Licensed Group Homes .....	69
32. Orange County HIV/AIDS Housing Resources.....	70
33. Five-Year Capital Improvement Plan - CDBG Target Area .....	96
34. Priority Community Development Activities (HUD Table 2B) .....	103
35. Anticipated Federal Grant Resources for FY 2010-2011 .....	118
36. Non-Federal Public & Private Resources for FY 2010-2011.....	118
37. Potential Resources Available for Housing and Community Development 2010-2011. ....	119
38. 2010-2011 CDBG/HOME Funded Activities .....	121
39. 2010-2011 NON-CDBG/HOME Funded Activities .....	122

**APPENDICES**  
Appendix 1 City of Costa Mesa Citizen Participation Plan  
Appendix 2 Glossary of Terms

## EXECUTIVE SUMMARY

The 2010-2014 Consolidated Plan for the City of Costa Mesa satisfies federal requirements that must be met in order for the City to receive Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a planning document that identifies the City's housing and community needs and outlines a strategy to address these needs. The Plan includes the following components:

- An assessment of the jurisdiction's housing and community needs and market conditions
- A strategy that establishes priorities, objectives and goals for addressing the identified needs
- A one-year investment plan that outlines the intended use of resources (an Action Plan)

The City of Costa Mesa's Housing and Community Development (HCD) division of the City Manager's Office has been designated as the lead agency to oversee the development and implementation of the Consolidated Plan. HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. The City has prepared this Consolidated Plan to cover a five-year period that begins July 1, 2010 and will end June 30, 2015. The City of Costa Mesa's Housing and Community Development (HCD) division of the City Manager's Office has been designated as the lead agency to oversee the development of the Consolidated Plan. The City's Consolidated Plan has been devised in a way that supports HUD's community planning and development goals, which are to provide decent housing, provide a suitable living environment, and expand economic opportunities

Costa Mesa is one of 34 cities located in Orange County, California. Costa Mesa is located 37 miles southeast of Los Angeles and 88 miles north of San Diego. Costa Mesa encompasses approximately 16.8 square miles with its southernmost border only one mile from the Pacific Ocean. Like most of central Orange County, the area that is now Costa Mesa was originally inhabited by members Native American Indian nations. After the Mexican-American war, California became part of the United States and American settlers

arrived in the area and formed several small towns in the area that encompasses present-day Costa Mesa. The community of Harper grew next to the Santa Ana and Newport Railroad and prospered on its agricultural goods. In 1920, Harper changed its name to Costa Mesa, which means "coastal table" in Spanish and is a reference to the City's geography as a plateau by the coast. Costa Mesa surged in population during and after World War II, as thousands men and women who had trained at the Santa Ana Army Air Base returned after the war with their families. Within three decades of incorporation (1953), the City's population had nearly quintupled.

According to the State of California, as of January 1, 2009, Costa Mesa's population was estimated to be 116,479, the eighth most populous city in Orange County and the 276<sup>th</sup> most populous city in California. Approximately 80 percent of Costa Mesa's residents are under 54 years of age – 34 percent are under 25. Racially, the City is predominately White (79 percent); ethnically, the City is approximately 35 percent Hispanic/Latino. According to the California Department of Finance, the average Costa Mesa household has approximately 2.97 members. Approximately 42 percent of the City's residents are considered to have Low- and Moderate Income (i.e., household income equal to or less than 80 percent of the County's median income), and based on 2008 U.S. Census data, 9.6 percent of Costa Mesa households are living in poverty.

## **HOUSING AND COMMUNITY NEEDS ASSESSMENT**

The State of California reports that as of January 1, 2009, Costa Mesa has 15,815 detached and 4,203 attached single family housing units. Additionally, there are 20,762 multi-unit housing units plus 1,081 mobile homes. Over 42 percent of the City's housing units are owner occupied – 58 percent are renter-occupied. Although the majority of the City's housing stock is in good to excellent condition, over 80 percent of the City's housing stock was constructed prior to 1980. The age of the City's housing stock is significant as after 30 years, most residential properties begin to show evidence of wear and can deteriorate rapidly if not properly maintained.

In order to determine the number of households in the community that are in need of housing assistance, HUD has developed the Comprehensive Housing Affordability Strategy (CHAS). The CHAS is based on data provided by the Census Bureau and identifies how many households may be experiencing some form of a housing problem. A housing problem is defined as a household paying more than 30 percent of income for housing/utilities and/or

living in substandard living conditions (e.g., living with an incomplete kitchen or restroom, or living in overcrowded housing.)

CHAS findings regarding Costa Mesa residents include the following:

- 80.1 percent of all senior renters are paying more than 30 percent of their income for housing and utilities – 60 percent are paying more than half of their income for housing.
- 92.5 percent of large renter households are spending more than 30 percent of their income on rent/utilities – close to 80 percent are spending more than 50 percent of income on rent/utilities.
- A majority of Extremely Low-Income homeowners are also experiencing housing problems - over 78 percent of these homeowners are paying more than 30 percent of their income on mortgage, taxes, insurance and utilities – over 60 percent are paying more than 50 percent of income for housing.
- Across the board, the majority of lower income homeowners are experiencing housing problems.

While housing problems are present across an economic spectrum of residents in the City, certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. The Consolidated Plan examines the housing and support service requirements of "Special Needs" populations such as the elderly and the disabled. HUD-required housing needs tables are included in the Consolidated Plan (see **Table 10**).

HUD also requires that the City evaluate the nature and extent of homelessness in the community. To this end, the Consolidated Plan examines national, state, and regional homeless data to estimate the number of homeless in Costa Mesa. Primarily based on the 2009 Point In Time Survey of the homeless conducted by the County of Orange and O.C. Partnership, it is estimated there may be as many as 930 homeless individuals that consider themselves to be Costa Mesa residents (1,295 over the course of a year). Based on a comparison of the number of homeless and the number of homeless shelter beds in the City, the HUD-required homeless housing gaps analysis has been completed and incorporated in to the Consolidated Plan (see **Table 13**).

The City's public infrastructure and facilities are maintained in good condition; however, as one of the County's older communities, improvements are required to maintain and/or improve capacity and to comply with federal and state mandates. The Consolidated Plan

takes into consideration the City's Capital Improvement Plan (a plan that has identified and prioritized capital needs) in order to ensure that limited federal funds are targeted toward priority eligible projects. Finally, the City worked closely with social service providers to ascertain the extent of the need for the services they and other service providers offer to Costa Mesa residents.

## STRATEGIC PLAN

The Strategic Plan establishes program objectives and goals for a five year period that the City will implement to address priority housing and community development needs. The Strategic Plan also identifies fiscal resources that will be invested to address objectives and planned outputs/outcomes of this public investment. Strategies to address housing and community needs over the 2010-2014 five-year period include the following:

### HOUSING NEEDS STRATEGY

- Consolidated Plan Objective #H1 – Single Family Rehabilitation: This strategy calls for providing HOME- and Redevelopment-funded loans and grants to qualified lower income homeowners to address code deficiencies and deferred maintenance. Five-year goal is to assist 185 Costa Mesa homeowners.
- Consolidated Plan Objective #H2 - Neighborhood For Neighbors Program: Minor housing rehabilitation and painting for senior and disable homeowners. The program is undertaken in partnership with community volunteers. Five-year goal calls for assisting 50 households with the CDBG-funded program.
- Consolidated Plan Objective #H3 – Homeowner Tool Rental Program: A new program that will make CDBG-funded vouchers available to qualified homeowners and community event sponsors, to rent home improvement tools from local businesses. Five-year goal calls for assisting 20 households.
- Consolidated Plan Objective # H4 – Homeowner Energy Grant Program: A second new program that will leverage CDBG funds with local utility company funds to assist qualified homeowners make their residences more energy efficient. Five-year goal is to assist ten households.
- Consolidated Plan Objective #H5 – Homeowner Ownership Assistance: Provide down payment and/or closing cost assistance in the form of “silent seconds” to assist qualified

households purchase a home. Local redevelopment funds will primarily be used to provide assistance to five households purchase a home over a five-year period.

- Consolidated Plan Objective #H6 – Rental Housing New Construction: Redevelopment and HOME funds may be used to encourage developers to construct new rental housing. Five-year goal is to construct 52 new rental housing units.
- Consolidated Plan Objective #H7 – Housing Choice Voucher Rental Assistance: Support the Orange County Housing Authority's efforts to provide Housing Choice Vouchers to lower income households. Estimated number of households to be assisted with housing vouchers is 450 per year.
- Consolidated Plan Objective #H8 – Special Housing Code Enforcement: Inspection and enforcement of housing and building codes. This CDBG-funded program will be limited to neighborhoods in the City's Low- and Moderate-Income areas. Five-year goal is to inspect 1,250 housing units.

#### HOMELESS NEEDS STRATEGY

- Consolidated Plan Objective # HM1 – Homelessness Prevention: Support local service providers that assist households that are at risk of becoming homeless. Assistance may include case management, food/clothing assistance, and rent/utility assistance. Five-year goal is to utilize CDBG funds to assist 100 Costa Mesa residents.
- Consolidated Plan Objective # HM2 – Emergency Shelter: Support local service agencies that provide short-term shelter (up to 3 months) to households that are in immediate need of shelter and support services. Funding may be focused on but not limited to assisting households that are escaping domestic violence. Five-year goal is to assist 25 individuals with CDBG resources.
- Consolidated Plan Objective # HM3 – Transitional Housing: Support local service agencies that provide transitional housing (3 to 24 months) to homeless households that are stabilized yet still require housing, case management, and other life skills in order to become self sufficient. CDBG funding may be available to assist 50 individuals over a five-year period.

#### SPECIAL NEEDS STRATEGY

- Consolidated Plan Objective # SP1 – Services for Elderly/Frail Elderly: Provide financial support to public or nonprofit organizations that provide direct services to seniors and frail elderly. Five-year goal is to assist 1,000 seniors with CDBG-funded services.
- Consolidated Plan Objective # SP2 – Services For Disabled: Financial support for public/nonprofit organizations that provide direct services to disabled adults. Five-year goal is to assist 150 disabled adults with CDBG-funded services.

#### COMMUNITY NEEDS STRATEGY

- Consolidated Plan Objective # CD1 – Public Infrastructure: CDBG funding for eligible projects that improve or upgrade the City's infrastructure. Improvements may include repair/replace residential street, sidewalks, ADA compliance and other related improvements. Five-year CDBG goal is to assist with ten projects.
- Consolidated Plan Objective # CD2 – Public Facilities: Financial assistance in support of CDBG-eligible projects that improve or upgrade public facilities. Improvements may include but are not limited to development, repairs, replacement and/or upgrades to eligible community and neighborhood parks and centers. Five-year goal is to undertake five projects.
- Consolidated Plan Objective # CD3 – Public Services (Youth Services): Provide financial support to public and nonprofit agencies that assist children/youth from lower income families. Five-year goal is to assist 4,000 with CDBG funds.
- Consolidated Plan Objective # CD4 – Public Services (Low & Moderate-Income): Facilitate access to a variety of social services for Low- and Moderate-Income individuals that helps improve quality of life. Five-year goal is to assist 1,000 residents with CDBG funds.

### 2010-2011 ANNUAL ACTION PLAN

Where the Strategic Plan outlines broader, objectives and outcomes over a five-year period, the Annual Action Plan details the specific activities in which the City will invest its CDBG and HOME allocations during a 12-month period. The Action Plan also acts as the City's application to HUD for CDBG funding; therefore the Action Plan will list the specific activities, location and anticipated outputs that will be undertaken with CDBG funding. While the Consolidated Plan is updated every five years, the Action Plan will be revised on

an annual basis.

Resources the City anticipates will be available during the 2010-2011 Program Year to implement its housing and community needs strategies include the following:

Resources	ANTICIPATED AMOUNT
Community Development Block Grant (CDBG)	\$1,473,245
CDBG Program Income	\$46,611
CDBG Prior Year Program Income	\$128,580
CDBG Prior Year Reprogrammed Funds	\$479,460
HOME Investment Partnership Program (HOME)	\$754,304
HOME Program Income	\$0
HOME Admin Carry-forward	\$17,584
<b>TOTAL</b>	<b>\$2,899,784</b>
Costa Mesa Redevelopment Agency Low-Income Housing Set-Aside Fund	\$624,379
Private Funds <sup>1</sup>	\$0
<b>TOTAL</b>	<b>\$624,379</b>

1. If the City receives/uses NSP for homebuyer assistance, buyers will provide private funding.

HUD-funded activities to be undertaken during 2010-2011 include the following:

ACTIVITY	CONSOLIDATED PLAN RELATIVE PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
1. Alzheimer's Family Services Center	Low-Income Elderly Services Housing - High Priority	25 Individuals	\$10,000
2. CDBG Administration	Planning/Admin Activities - High Priority	1 Yr of Program Admin	\$267,149
3. CHDO Reserve <sup>1</sup>	Lower Income Renters - Moderate Priority	N.A.	\$113,146
4. Code Enforcement	Lower Income Homeowners - High Priority	250 Housing Units	\$340,724
5. Community & School Collaboration	Lower Income Youths Services - High Priority	250 Individuals	\$5,000
6. Community Senior Serve -- Congregate Meal Program	Low-Income Elderly Services Housing - High Priority	400 Individuals	\$20,000
7. Community Senior Serve -- Home Delivered Meal Program	Low-Income Elderly Services Housing - High Priority	150 Individuals	\$20,000
8. Costa Mesa Senior Center Facility Improvements	Provide Safe & Decent Public Facilities - High Priority	1 Facility	\$48,000
9. Costa Mesa Senior Corp -- Social Services Program	Low-Income Elderly Services Housing -- High Priority	250 Individuals	\$20,000

ACTIVITY	CONSOLIDATED PLAN RELATIVE PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
10. Council on Aging	Low-Income Elderly Services Housing – High Priority	50 Individuals	\$7,500
11. Elwyn	Persons with Disabilities Services - High Priority	35 Individuals	\$24,000
12. Energy Grant Program	Lower Income Homeowners - High Priority	3 Housing Units	\$30,000
13. Fair Housing Services	Planning/Admin Activities - High Priority	450 Households	\$27,500
14. HOME Administration <sup>2</sup>	Planning/Admin Activities - High Priority	1 Yr of Program Admin	\$93,014
15. Human Options	Low-Income Persons Services & Housing - High Priority	102 Individuals	\$16,500
16. Joann Bike Path	Provide Safe & Decent Neighborhoods - High Priority	1 Facility	\$520,000
17. Mercy House	Emergency & Transitional Homeless Housing - High Priority	10 Individuals	\$15,000
18. Mika Community Development Corp	Lower Income Youths Services - High Priority	150 Individuals	\$15,000
19. Neighborhood Improvement Grants	Lower Income Homeowners - High Priority	18 Housing Units	\$215,728
20. Neighbors for Neighbors	Lower Income Homeowners - High Priority	10 Housing Units	\$95,537
21. Park Improvements / Smallwood Park	Provide Safe & Decent Public Facilities - High Priority	1 Facility	\$130,000
22. Public Facility Improvements / NCC & DRC ADA Improvements	Provide Safe & Decent Public Facilities - High Priority	2 Facilities	\$48,000
23. Serving People In Need	Persons with Disabilities Services - High Priority	20 Individuals	\$20,986
24. Single Family Rehabilitation Loans	Lower Income Homeowners - High Priority	8 Housing Units	\$350,000
25. Street Improvements / Bay Ave Alley	Provide Safe & Decent Neighborhoods - High Priority	864 Individuals	\$145,000
26. Street Improvements / Ford Street Alley	Provide Safe & Decent Neighborhoods - High Priority	864 Individuals	\$145,000
27. Tool Rental Program	Lower Income Homeowners - High Priority	4 Housing Units	\$10,000
28. Tree Planting/Residential Parkway Restoration	Provide Safe & Decent Neighborhoods - High Priority	1 Project	\$100,000
29. Women Helping Women	Lower Income Youths Services - High Priority	235 Individuals	\$22,000
30. Youth Employment Services	Lower Income Youths Services - High Priority	670 Individuals	\$25,000
		<b>TOTAL</b>	<b>\$2,899,784</b>

Non-CDBG funded activities that will be undertaken during 2010-2011, in support of the City's housing and community development needs strategy include the following:

ACTIVITY/RESOURCE	CONSOLIDATED PLAN PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
1. Single Family Rehabilitation – CalHome Loans <sup>1</sup>	Low Income Renter Housing (High Priority)	1 Housing Units	\$40,000
2. First Time Homebuyer – Redevelopment <sup>2</sup>	Low/Mod-Income Homeowners (High Priority)	0 Housing Unit	\$0
3. Private Mortgage Funds <sup>2</sup>	Low/Mod-Income Homeowners (High Priority)	NA	\$0
4. Single Family Rehabilitation – Loans <sup>3</sup>	Low Income Renter Housing (High Priority)	2 Housing Units	\$182,950
5. Single Family Rehabilitation – Grant	Low Income Renter Housing (High Priority)	30 Housing Units	\$225,205
		<b>TOTAL</b>	<b>\$448,155</b>

### COORDINATION AND OUTREACH

A major component of the Consolidated Plan is the incorporation of input of residents, businesses and other community stakeholders. This is accomplished by implementation of the City’s Citizen Participation Plan (**APPENDIX 1**). Opportunities for public participation in the development of the Consolidated Plan and related documents included the following:

- Consolidated Plan presentations before a resident advisory committee (July 2009) and the City Council (September 2009)
- Resident advisory committee public meeting to receive input on the Consolidated Plan and 2010-11 Action Plan (March 2010)
- Two community stakeholders’ meetings held in September and November 2009; meetings were held different locations and at different times of the day
- City Council study session to review draft Consolidated Plan and recommended 2010-2011 CDBG public service grants (April 2010)

Additionally, the City published a notice on the City’s website and in the *Newport/Mesa Daily Pilot* on April 2, 2010, announcing the availability of the draft Consolidated Plan for review for a 30-day period. The comment period began April 3, 2010 and ended May 4, 2010. The draft Consolidated Plan and one-year Action Plan were available for public review at Costa Mesa City Hall. Finally a public hearing was held by the Costa Mesa City Council on May 4, 2010, to take final citizen input on the Consolidated Plan and to approve submission of the Plan to HUD.

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## CONSOLIDATED PLAN OVERVIEW

As a recipient of federal grant funds from the U.S. Department of Housing and Urban Development (HUD), the City of Costa Mesa is required to prepare and submit a Consolidated Plan at least every five years.<sup>1</sup> This Consolidated Plan will cover the five-year period of fiscal years 2010-2011 through 2014-2015. The preparation and submission of the Consolidated Plan is required in order for the City to receive certain federal grant funds from HUD's Office of Community Planning and Development (CPD). Specifically, these HUD grant are the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME).

HUD requires the City to use a collaborative process to develop this document. This process should ensure that the community helps to establish a unified vision for housing and community development actions that will use HUD funds and to also help establish priority needs. With respect to content, HUD regulations require that the Consolidated Plan include the following components:

- An assessment of housing and community development needs
- An analysis of the current housing market
- Strategies to establish and address priority needs, and to identify local, state and federal resources available to meet priority needs
- An action plan with specific five-year and one-year program goals to address priority needs

### LEAD AGENCY

The City of Costa Mesa's Housing and Community Development (HCD) division of the City Manager's Office has been designated as the lead agency to oversee the development of the Consolidated Plan.

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<sup>1</sup> Consolidated Plan regulations are found in the Code of Federal Regulations [24 CFR 91].

## **VISION STATEMENT**

The City's Consolidated Plan has been devised in a way that supports the City's vision statement for the use of HUD-CPD funds (see insert), and also supports HUD's community planning and development goals, which are to:

1. Provide decent housing
2. Provide a suitable living environment
3. Expand economic opportunities

### **CITY OF COSTA MESA HUD FUNDING VISION STATEMENT**

Ensure effective and efficient utilization of federal funds to prevent or eliminate conditions of blight and address the priority needs of Costa Mesa's lower income households.

## **CONSULTATION PROCESS**

During the preparation of the Consolidated Plan, the City consulted with and/or obtained information and materials with other City departments, the Orange County Housing Authority (OCHA), community-based social service providers, adjacent local governments, county/state agencies, businesses, and most importantly, the residents of Costa Mesa. Consultation and coordination included discussions and exchange of information regarding:

- Lead-based paint hazards (County Health Care Agency)
- Homelessness (community- and faith-based service providers and County of Orange)
- Persons living with HIV/AIDS (Orange County Health Care Agency, the City of Santa Ana, community-based service/housing providers and HIV/AIDS advocates)
- Persons with disabilities and special needs (community-based service and housing providers)
- Public assistance recipients (County Social Services Agency, State EDD)
- Public and assisted housing residents<sup>2</sup>

The City's Citizen Participation Plan was utilized the guide to obtain public input. This plan calls for HCD to obtain citizen participation via a variety of means including: presentations at community meetings, public notices and public hearings, and also using new technology such as the Internet. Even though the Citizen Participation Plan is stand alone document, it is incorporated into the Consolidated Plan as the two documents are strongly related. The

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<sup>2</sup> The City of Costa Mesa does not operate a Public Housing Authorities but works in cooperation with the Orange County Housing Authority (OCHA). OCHA does not own or operate public housing. It only provides Housing Choice Vouchers, i.e., Section 8 rental assistance, to qualified renter households.

Citizen Participation Plan will continue to guide the preparation (and/or revision) of the Consolidated Plan, annual action plans, and annual performance reports during the next five years.

#### **DATA SOURCES**

HUD regulations [24 CFR 91.205 (a)] require that preparation of the Consolidated Plan be based on U.S. Census data "as provided by HUD." To this end the City is required to use 2000 Census data as a primary source of community data; however, whenever possible, the City has utilized the Census Bureau's *American Community Survey* and other reliable data sources that provide a more current demographic profile of the City.

#### **THE SETTING**

Costa Mesa is one of 34 cities located in Orange County, California. Costa Mesa is located 37 miles southeast of Los Angeles and 88 miles north of San Diego. Costa Mesa encompasses approximately 16.8 square miles with its southernmost border only one mile from the Pacific Ocean. Residents experience moderate climate year round with an average temperature of 57° F during winter months and 68° F in the months. Average annual rainfall is 13.17 inches.

Like most of central Orange County, the area that is now Costa Mesa was originally inhabited by members of the Gabrieleño and Juaneño Native American Indian nations. In the mid-1700s, a Spanish expedition led by Father Junípero Serra arrived in the central Orange County region and named the area Vallejo de Santa Ana (Valley of Saint Anne). On November 1, 1776, Mission San Juan Capistrano became the area's first permanent European settlement in what is now Orange County. In 1801, the Spanish Empire granted 62,500 acres to Jose Antonio Yorba, which he named Rancho San Antonio. Yorba's rancho included the lands where the cities of Olive, Orange, Villa Park, Santa Ana, Tustin, Costa Mesa and Newport Beach stand today.

After the Mexican-American war, California became part of the United States and American settlers arrived in the area and formed the town of Fairview near the modern intersection of Harbor Boulevard and Adams Avenue. To the south, the community of Harper had grown next to the Santa Ana and Newport Railroad. This town prospered on its agricultural goods,

and on May 11, 1920, Harper changed its name to Costa Mesa, which means "coastal table" in Spanish and is a reference to the City's geography as a plateau by the coast. Costa Mesa surged in population during and after World War II, as thousands men and women who had trained at the Santa Ana Army Air Base returned after the war with their families. Within three decades of incorporation, the City's population had nearly quintupled.

## **GOVERNMENT**

The City of Costa Mesa was incorporated in 1953 and presently operates as a General Law city. The City operates under a Council-Manager form of government, that is the City Council sets policy and appoints a City Manager to manage the day-to-day business of the City. The City Manager organizes City functions through the appointed department directors who assist with the administration of the City services and programs.

Costa Mesa residents are well represented at other levels of government:

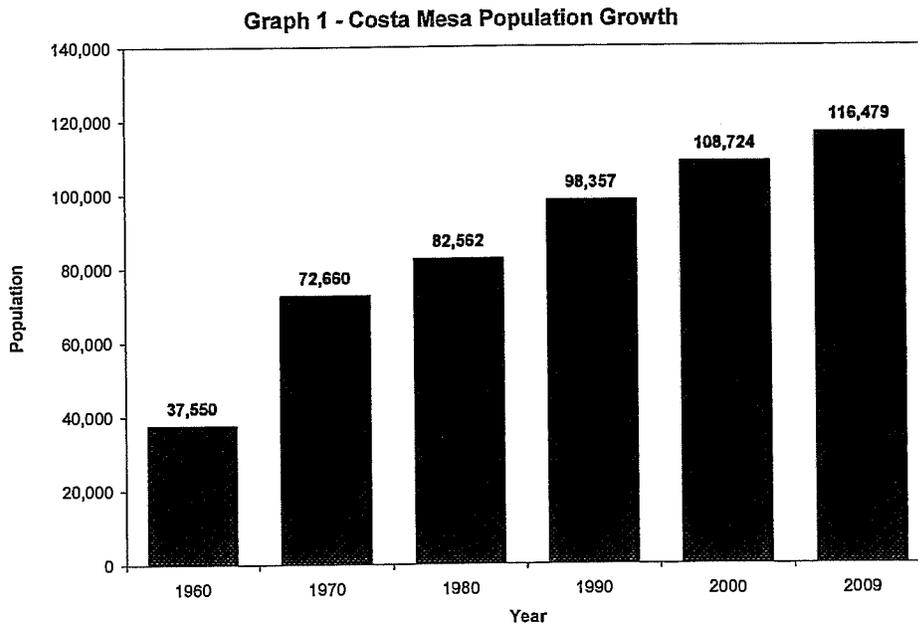
- Five City Council Members, voted into office "at-large" - a Mayor is selected by the Council each year
- One County Supervisor - the 2<sup>nd</sup> Supervisorial District
- One Member of the State Assembly - the 68<sup>th</sup> Assembly District
- One State Senator - the 35<sup>th</sup> Senatorial District
- One Member of the U.S. House of Representatives - 46<sup>th</sup> Congressional District
- Two U.S. Senators

The City is also served by several special district and school districts which provide a variety of services to Costa Mesa's residents and businesses.

## **COSTA MESA COMMUNITY PROFILE**

### **POPULATION**

According to the State of California, as of January 1, 2009, Costa Mesa's population was estimated to be 116,479, the eighth most populous city in Orange County and the 276<sup>th</sup> most populous city in California. **GRAPH 1** provides an overview of Costa Mesa's population growth over the past 59 years.



Source: Center for Demographic Research, California State University Fullerton

Population growth trends for Costa Mesa show the most significant population increase was between 1960 and 1970, with the slowest rate of growth between 2000 and 2009. According to the State of California Department of Finance, Costa Mesa's current estimated population represents approximately 3.7 percent of the Orange County's total population.<sup>3</sup>

Costa Mesa's population did grow slower than Orange County's total population growth between 1990 and 2000 (approximately 12.8 percent versus 18.1 percent increases respectively). Between 2000 and 2009, the City's population continued to grow at a slightly slower pace than the County's population as a whole (7.1 percent compared to 10.3 percent respectively). **TABLE 1** provides an overview of these comparisons.

<sup>3</sup> The State of California Department of Finance lists Orange County's population as of January 1, 2009 at 3,139,017.

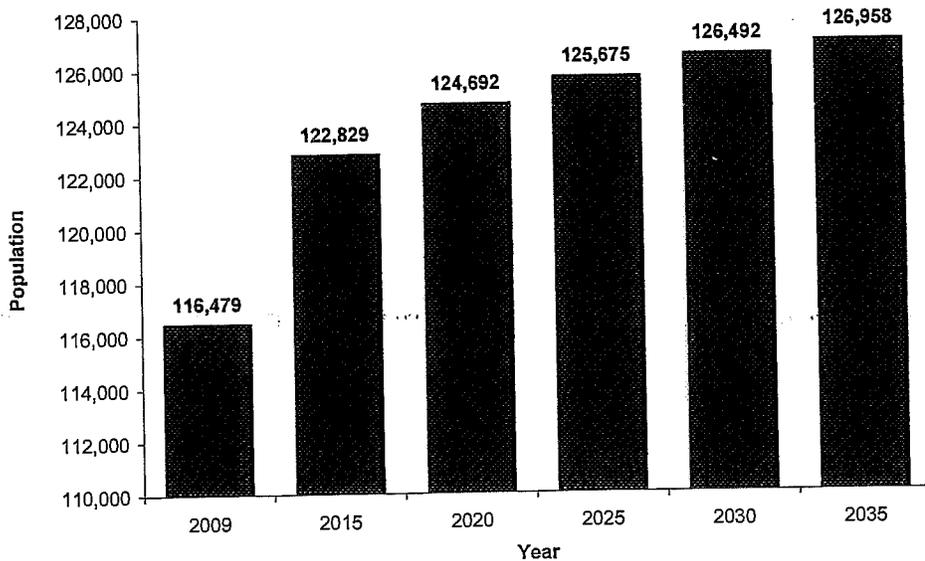
**TABLE 1: POPULATION GROWTH COMPARISON 1990 TO 2009**

	POPULATION	POPULATION	POPULATION	POPULATION GROWTH		POPULATION GROWTH	
	1990	2000	2009	1990 - 2000	2000 - 2009	2000 - 2009	2000 - 2009
				Population Change	% Change	Population Change	% Change
COSTA MESA	96,357	108,724	116,479	12,367	12.8%	17,685	7.1%
ORANGE COUNTY	2,410,556	2,846,289	3,139,017	435,733	18.1%	292,728	10.3%

Source: California State University Fullerton, Center for Demographic Research

California State University Fullerton’s Center for Demographic Research has prepared population growth projections for Orange County through 2035. Based on this data, it is anticipated that Orange County and Costa Mesa will continue to experience slow/moderate population growth over the next 25 years. Costa Mesa’s projected 25-year population growth is illustrated in **GRAPH 2**.

**Graph 2 - Costa Mesa Projected Population Growth**



Source: California State University Fullerton, Center for Demographic Research

Another way to view Costa Mesa’s population is in terms of density, or number of persons per square mile. Based on State of California 2009 data, Costa Mesa has 7,515 persons per square mile. **TABLE 2** provides a comparison of Costa Mesa’s density (i.e., persons per square mile) with neighboring communities.

TABLE 2: PERSONS PER SQUARE MILE

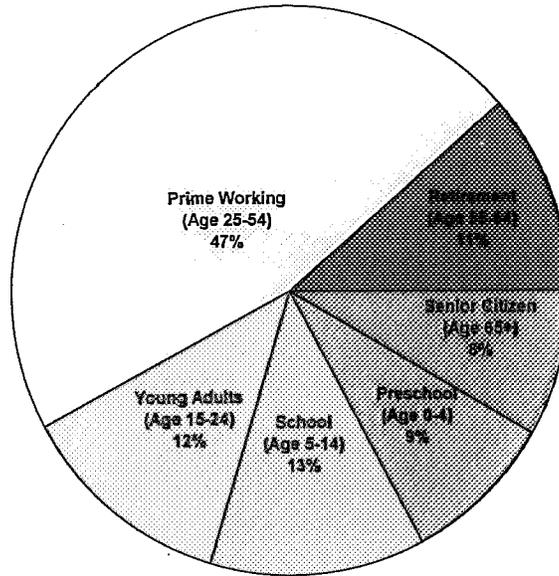
CITY	PERSONS PER SQUARE MILE 2009
Costa Mesa	7,515
Fountain Valley	6,074
Huntington Beach	7,390
Irvine	3,210
Newport Beach	3,409
Santa Ana	13,028

Source: Center for Demographic Research California State University Fullerton

### AGE

According to the U.S. Census Bureau's 2008 American Community Survey, approximately 80 percent of Costa Mesa's residents are under 54 years of age – approximately 34 percent are under 25. This same survey estimates the median age of a Costa Mesa's resident at 33.5. GRAPH 3 provides an overview of Costa Mesa's residents by age.

Graph 3: Costa Mesa Age Distribution

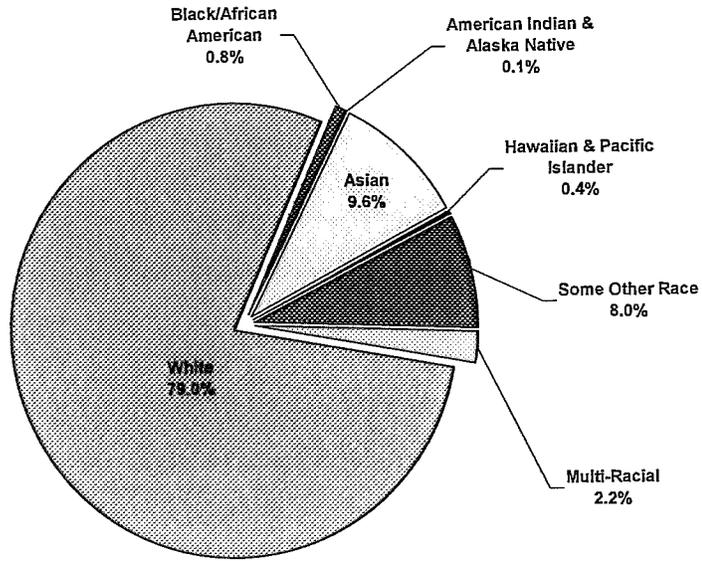


Source: U.S. Census Bureau, 2008 American Community Survey (Table B01001)

### RACE AND ETHNICITY

GRAPH 4 indicate the majority of the City's residents are racially White.

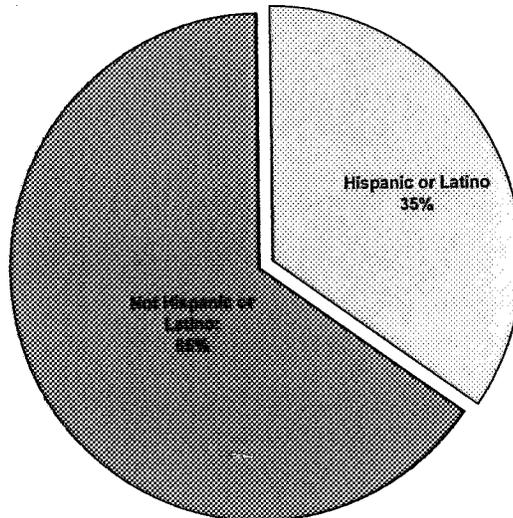
Graph 4 - Costa Mesa Race Distribution



Source: U.S. Census Bureau, 2008 American Community Survey (Table B02001)

GRAPH 5 indicates Costa Mesa's Hispanic/Latino population comprises approximately one third of the total population.

Graph 5 - Costa Mesa Hispanic Distribution



Source: U.S. Census: 2000 Census (Table SF1 P4) & 2008 American Community Survey (Table C03001)

## HOUSEHOLD SIZE

The U.S. Census 2008 *American Community Survey* estimates there are 36,983 households in the City. This data source estimates the average household size in Costa Mesa at 2.7 persons per household (see TABLE 3). This represents a small increase from the 2000 Census estimate (2.69 persons per household), which can be accounted for in the margin of error present in the *American Community Survey* data. According to the California Department of Finance, the average Costa Mesa household grew from 2.76 persons per household to approximately 2.97. Both of these statistics seem to indicate that the size of Costa Mesa's households have remained relatively the same since the last census.

TABLE 3: COSTA MESA HOUSEHOLD SIZE

HOUSEHOLDS	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
1 Person	11,814	31.9%
2 Person	10,845	29.3%
3 Person	5,071	13.7%
4 Person	4,872	13.2%
5 Person	2,473	6.7%
6 Person	1,407	3.8%
7 + Person	501	1.4%
<b>TOTAL</b>	<b>36,983</b>	<b>100.0%</b>
AVERAGE HOUSEHOLD SIZE	2.70	

Source: U.S. Census 2008 *American Community Survey* (Table B11016)

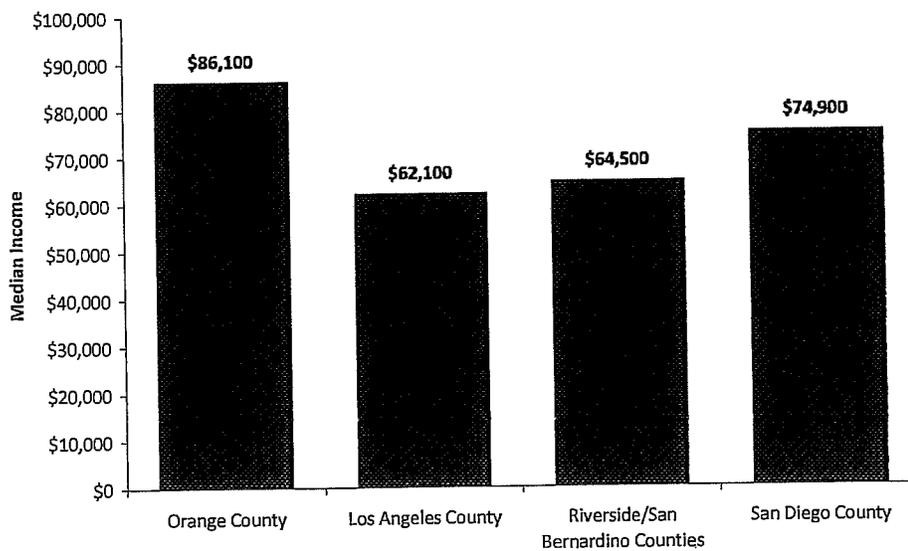
## INCOME

There are different income standards used to categorize a household for various federal and state reports. These standards are typically based on the median income for a geographic area (e.g., Orange County) and are adjusted for family size. The most common household income categories utilized by HUD and the City for the Consolidated Plan include the following:

- **Extremely Low-Income** – 0 to 30 percent of Area Median Income (AMI)
- **Very Low-Income** – 30 percent to 50 percent of AMI
- **Low-Income** – 50 percent to 80 percent of area AMI
- **Low- and Moderate-Income** – HUD often groups and refers to the three income categories above into this one income category
- **Moderate Income** – 80 percent to 120 percent of AMI
- **Above Moderate Income** – more than 120 percent of AMI

HUD establishes median household income estimates for the purpose of determining program eligibility on an annual basis. According to HUD, the 2009 median household income for Orange County, which includes the City of Costa Mesa, is \$86,100. By comparisons, the 2009 median income for the Los Angeles-Long Beach region is \$62,100, \$74,900 for the San Diego County region, and \$64,500 for the Riverside-San Bernardino region. **GRAPH 6** provides a comparison of this information.

**Graph 6 - 2009 Southern California Counties Median Income**



Source: U.S. Department of Housing and Urban Development

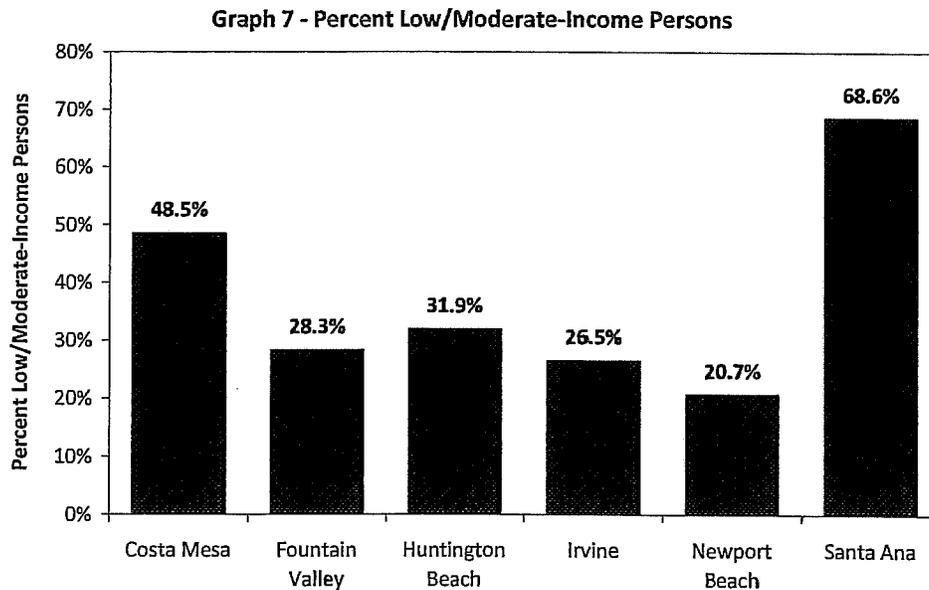
HUD has not updated data regarding HUD household income categories since the 2000 Census; however, **TABLE 4** provides a summary of Costa Mesa households listed by HUD income categories. This information is based on HUD's 2000 CHAS data.

**TABLE 4: HOUSEHOLD INCOME BY HUD INCOME CATEGORIES 2000**

Income Category (As % of Area Median Income – AMI)	Number of Households	Percent of Households
Very Low (0% - 30% AMI)	4,649	11.9%
Low Income (30% - 50% AMI)	4,721	12.1%
Moderate Income (50% - 80% AMI)	6,983	17.8%
Above Moderate Income (80% plus AMI)	22,780	58.2%
<b>TOTAL</b>	<b>39,133</b>	<b>100%</b>

Source: SOCDs CHAS Data: Housing Problems Output for All Households ([www.huduser.org/chas/reports](http://www.huduser.org/chas/reports))

2009 HUD data indicates that among California’s 189 CDBG Entitlement communities, Costa Mesa ranks 49<sup>th</sup> in terms of percentage of Low- and Moderate-Income persons. **GRAPH 7** provides a comparison of Costa Mesa’s percent Low- and Moderate-Income population compared neighboring communities.



Source: U.S. Department of Housing and Urban Development 2009

## POVERTY

The federal poverty threshold was originally created by the Social Security Administration in 1965 as a way to estimate the amount of after-tax money a family spent on food. Over time this index has developed into a means to measure relative risks of low economic status, i.e., a minimal standard of living. Federal poverty guidelines are typically applied on a national basis and are not adjusted for regional, state or local variations in the cost of living.<sup>4</sup>

The Census Bureau uses several income and family size/composition variables to determine who is poor via “poverty guidelines.” If the total income for a family or unrelated individual falls below the established poverty threshold, then the family/individual is classified as living being “below the poverty level.” Poverty guidelines are updated periodically in the *Federal Register* by the U.S. Department of Health and Human Services (HSS) under the

<sup>4</sup> An adjustment is made for Alaska and Hawaii.

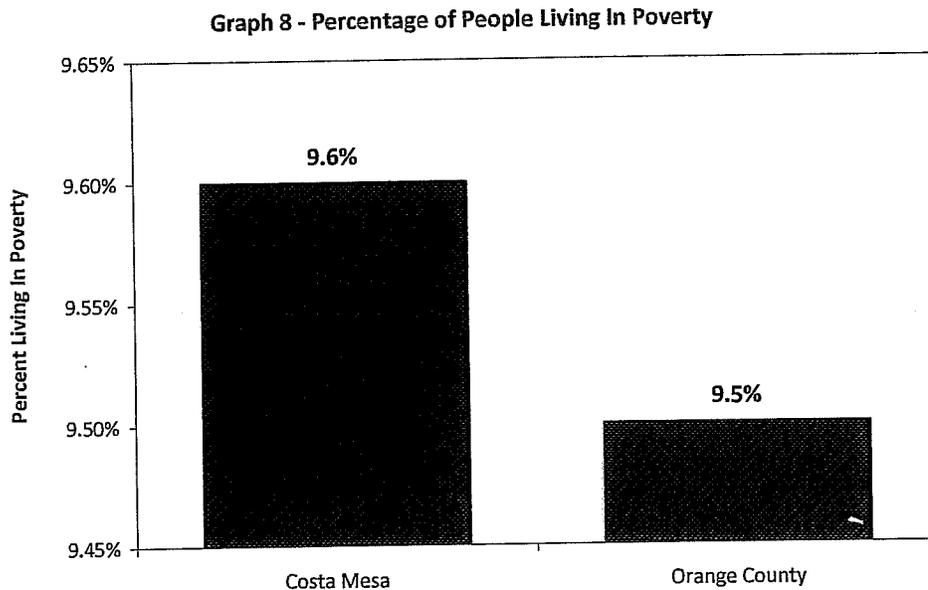
authority of 42 U.S.C. 9902(2). **TABLE 5** compares the 2000 and 2009 HHS Poverty Guidelines, which are applicable to Costa Mesa.

**TABLE 5: U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES POVERTY GUIDELINES**

YEAR	1 <sup>st</sup> PERSON	EACH ADDITIONAL PERSON	4-PERSON FAMILY
2000	\$8,350	\$2,900	\$17,050
2009	\$10,830	\$3,740	\$22,050

Source: U.S. Department of Health and Human Services (<http://aspe.hhs.gov/poverty/figures-fed-reg.shtml#dates>)

The U.S. Census Bureau estimates that in 2008, 279,726 Orange County residents were living below the poverty level - of these individuals, 95,778 were under the age of 18 and 22,580 were age 65 or older. With respect to Costa Mesa, the Census Bureau estimated that during the same time period, 9,711 residents were living below poverty – 31.9 percent of these individuals were under the age of 18 and 5.7 percent were 65 or older. **GRAPH 8** compares percentage of Costa Mesa residents living in poverty to the entire county.



Source: U.S. Census Bureau 2008 American Community Survey

**ECONOMICS**

Several factors influence a household's income including regional employment and business opportunities. Orange County has always been known for its vibrant and diverse

economy; however, during recent years it has not been immune to the worldwide economic contraction. Similarly, Costa Mesa's economy and business base has experienced challenges. According to the City of Costa Mesa's Finance Department, there are approximately 6,500 businesses located in Costa Mesa; Costa Mesa's largest employment sectors are related to the service, sales and education industries.

Increased unemployment is but one symptom of the economic crisis felt worldwide in the closing years of the past decade. It is

**TABLE 6: PERCENT UNEMPLOYMENT**

JURISDICTION	NOVEMBER 2004 % UNEMPLOYED	NOVEMBER 2009 % UNEMPLOYED
Costa Mesa	2.5%	8.6%
Orange County	2.9%	9.6%
California	5.7%	12.5%
Nation	5.5%	10.2%

Source: CA Employment Development Department 11/04 & 11/09

important to note that current economic trends have had a significant impact on Costa Mesa's workforce. This impact can be demonstrated by comparing current unemployment rates with the same time period five-year ago. As evident from TABLE 6, the City's unemployment rate has increased over 240 percent (the County's unemployment rate also increased significantly - over 230 percent, with the State's and the Nation's unemployment rates increasing approximately 119 percent and 85 percent respectively). On the positive side, to date inflation has been kept in check. Based on estimates from the U.S. Bureau of Labor Statistic, the typical American family will pay \$114.44 today to buy the same goods/services that cost \$100 five years ago.<sup>5</sup>

### COMMUNITY INFRASTRUCTURE

Costa Mesa is one of Orange County's older communities; therefore, a sizable portion of the City's infrastructure is older and may be in need of upgrading. Several of Costa Mesa's neighborhoods have inadequate storm water drain capacity, deteriorated streets and sidewalks, and aging public facilities and parks. The City has invested substantial resources into improving its public infrastructure, however these limited resources require prioritization of needed improvements. Like most communities, the City of Costa Mesa has developed a Capital Improvement Program aimed at replacing and upgrading the public

<sup>5</sup> US Bureau of Labor Statistics; Databases, Tables & Calculators by Subject: CPI Inflation Calculator ([www.bls.gov/data/inflation\\_calculator.htm](http://www.bls.gov/data/inflation_calculator.htm))

infrastructure and public facilities throughout the City. The improvement plan calls for the expenditure of over \$179 million for various projects for fiscal years 2008-2009 through 2014-2015. Planned improvements include the following:

*Neighborhood Improvements*

- Curbs, gutters and sidewalk improvements
- Parkway and Median Improvements
- Alleyway improvements
- Street improvements

*Park Facility Improvements*

- Park improvements
- Park expansion/development

*Infrastructure Improvements*

- Water system improvements
- Storm drain improvements

*Traffic Improvements*

- Traffic signal upgrades
- Traffic management programs

*Public Facilities*

- Library improvements
- Fire station improvements
- Police Station improvements

**COMMUNITY SERVICES**

There are numerous public, social and faith-based agencies that serve Costa Mesa's residents. These organizations meet the numerous social, health, education and public safety needs of residents. With approximately 117,000 residents the demand for public and social services typically exceed available resources thus necessitating a coordinated service delivery system.

## HOUSING NEEDS ASSESSMENT

Pursuant to HUD regulations, the City of Costa Mesa has evaluated the housing needs of the City's residents. HUD specifically requires that the City assess the following:<sup>6</sup>

- Type and number of households in need of housing assistance
- Nature and extent of homelessness in the community
- Housing needs of special need populations
- The extent of lead-based paint hazards in the community
- Issues related to impediments to fair housing

### DEFINITIONS

In order to estimate the type and number of persons in need of housing assistance, it is important to define several terms that will be utilized in this assessment. (See **APPENDIX A – GLOSSARY OF TERMS**, for additional definitions.)

- **Cost Burden:** HUD considers a household that pays more than 30 percent of gross income for housing and utilities to be cost burdened.<sup>7</sup>
- **Severely Cost Burden:** HUD considers a household that pays more than 50 percent of gross income for housing and utilities to be severely cost burdened.<sup>8</sup>
- **Housing Problem:** HUD considers a household to be experiencing a "housing problem" if the household pays more than 30% of income for housing and/or lives in an overcrowded housing unit, and/or lives in a housing unit with incomplete kitchen or plumbing facilities.<sup>9</sup>
- **Substandard Housing Conditions:** Substandard housing refers to all deteriorated and dilapidated housing units
- **Substandard Condition but Suitable for Rehabilitation:** A substandard unit that is both economically and structurally viable
- **Overcrowding:** There are two working definitions for "overcrowding" that are relevant to the Consolidated Plan - one definition provided by HUD and one based on State of California statutes:

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<sup>6</sup> With some exceptions, data for "housing needs" is provided by HUD's 2000 CHAS data, a special tabulation of 2000 Census data that shows housing problems and the availability of affordable housing by jurisdiction. Data has not been updated since the 2000 Census so when possible, current date sources have been utilized.

<sup>7</sup> See HUD 2000 CHAS Data tables for definitions and estimates.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

- **HUD Definition** – HUD utilized the Census Bureau’s definition of overcrowding which considers a housing unit **overcrowded** if it houses more than one person per room. A **severely overcrowded** unit is defined as a housing unit with more than 1.5 persons per room.<sup>10</sup>
- **State of California Definition** – The State of California Uniform Housing Code (UHC) establishes the maximum number of persons that may legally reside in a residential unit. The UHC’s occupancy limit is based on the square footage of a housing unit’s “living area.” **TABLE 7** provides examples of the number of people that may legally reside in a “livable area” based on the UHC (see inset). It is important to note that the California law prohibits the City from adopting an occupancy standard for overcrowding that is more restrictive than the State standard.

**Residential Occupancy Limits**  
California Uniform Code Section 503.2

In no case shall there be less than 120 square feet of living area exclusive of kitchen, bath, closets and hallways in any live/work occupancy. For the purposes of calculating this 120 square foot requirement, the living room, dining room, family room, sleeping area or other area designated for a similar use of a residential nature shall be deemed as living area. All other habitable rooms except kitchens shall have an area of not less than 70 square feet. Single room residential areas (efficiency dwelling units) shall comply with the requirements of CBC Section 310.7.

**TABLE 7: STATE MAXIMUM OCCUPANCY STANDARD**

DWELLING UNIT SIZE	APPROXIMATE “LIVABLE AREA”	MAXIMUM OCCUPANCY ESTIMATE
1 Bedroom Apt	454 Sq. Ft.	10 persons
2 Bedroom Apt	507 Sq. Ft.	11 persons
3 Bedroom Apt	643 Sq. Ft.	13 persons
2 Bedroom Apt	543 Sq. Ft.	12 persons
3 Bedroom Apt	928 Sq. Ft.	19 persons

Source: Estimates based on California Uniform Housing Code Section 503.2

## HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE

The primary source of data to estimate “households in need of housing assistance” was developed by HUD. Data for these estimates is based on the U.S. Census and HUD’s Comprehensive Affordability Housing Strategy (CHAS).<sup>11</sup> **TABLE 10: HUD TABLE 2A – PRIORITY**

<sup>10</sup> 24 CFR 79.1.402(b).

<sup>11</sup> According to HUD, CHAS data is to be used by HOME/CDBG jurisdictions to prepare their Consolidated Plans. This special tabulation of 2000 Census data shows housing problems by states, counties, cities, and CDBG/HOME jurisdictions.

HOUSING NEEDS SUMMARY estimates the number of Costa Mesa households with a housing need as determined by HUD. (Note TABLE 10 is presented in HUD’s format.<sup>12</sup>)

HUD’s data indicates that lower income renter households are experiencing a housing problem. For example, 80.1 percent of all senior renters are paying more than 30 percent of their income for housing and utilities – 60 percent are paying more than half of their income for housing. Similarly, 92.5 percent of large renter households are spending more than 30 percent of their income on rent/utilities – close to 80 percent are spending more than 50 percent of income on rent/utilities. A majority of Extremely Low-Income homeowners are also experiencing housing problems. HUD data shows over 78 percent of these homeowners are paying more than 30 percent of their income on mortgage, taxes, insurance and utilities – over 60 percent are paying more than 50 percent of income for housing. Across the board, the majority of lower income homeowners are experiencing housing problems.

HUD also requires that the City analyze whether one or more minority populations are experiencing a disproportionately greater form of a “housing problem.” Based on HUD’s 2000 CHAS data, over one-third (36.2 percent) of all Costa Mesa households, regardless of race or ethnicity, are paying more than 30 percent of household income for housing and/or living in substandard units. TABLE 8 provides a list of renters and homeowners by race/ethnicity and the percentage that are experiencing a housing problem.

**TABLE 8: PERCENTAGE OF HOUSEHOLD EXPERIENCING HOUSING PROBLEMS BY RACE/ETHNICITY**

RACE/ETHNICITY	PERCENT OF HOUSEHOLDS EXPERIENCING HOUSING PROBLEMS		
	RENTER HOUSEHOLDS	OWNER HOUSEHOLDS	ALL HOUSEHOLDS
African-American/Black	46.5%	23.2%	42.3%
Asian	47.5%	37.7%	44.1%
Hawaiian/Pacific Islander	83.2%	41.1%	69.2%
Hispanic/Latino	80.3%	58.0%	76.2%
Native American	29.7%	54.5%	38.1%
White	42.3%	32.5%	37.6%

Source: HUD 2000 CHAS data

<sup>12</sup> “Unmet Need” is estimated by HUD; conversely, “Priority Need” is determined through the citizen input process described in the Strategic Plan of this document.

## HOUSING NEEDS OF SPECIAL NEED POPULATIONS

HUD requires that the Consolidated Plan include a review of relevant data regarding the housing needs of persons that require special supportive housing, but who are not homeless. Special need populations include the following:

- Elderly
- Frail elderly
- Persons with physical and developmental disabilities
- Persons with alcohol and/or drug addiction
- Persons and families with HIV/AIDS
- Public/Assisted housing residents
- Large Families

### ELDERLY PERSONS

Meeting the housing needs of the elderly (i.e., individuals 65 and older) is a challenge for most communities, including Costa Mesa, since many elderly individuals are on fixed incomes and require low-cost housing. Adding to this challenge are the special housing needs of the elderly to allow for greater accessibility and mobility. These limited mobility needs/requirements also drive the need to site senior housing near public facilities such as senior centers and medical and shopping centers.

According to HUD's 2000 CHAS data, 59.1 percent of all elderly renter households in Costa Mesa are housing cost burdened, that is, 1,132 out of 1,916 elderly Costa Mesa renter households were paying more than 30% of their income for housing (36.1 percent were paying more than 50 percent of their income for housing). Based on recent estimates, there are 472 senior housing units in the City and the Orange County Housing Authority reports 162 elderly households are currently receiving rental assistance (33.8 percent of current Costa Mesa program participants). Additionally, 1,350 or 31.7 percent of senior homeowners are paying in excess of 30 percent of their income for housing (15.4 percent pay over 50 percent of income for housing). Based on these factors, it is estimated that 660 to 1,350 Costa Mesa senior households, regardless of income, are in need of housing assistance (see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY**).

## FRAIL ELDERLY

Frail elderly typically refers to “Older persons who need a physically supportive setting and services or who have cognitive problems such as Alzheimer’s disease. [These seniors] are faced with a somewhat confusing array of housing options, many of which are in short supply or unaffordable for low and moderate income.”<sup>13</sup> The Department of Geriatrics at the University of Southern California (USC) estimates that 70 percent of older persons live in their own homes, 20 percent reside in apartments, five percent reside in housing with congregate facilities or services, and five percent live in nursing homes – frail elderly would most likely fall into the latter two groups.

The Fall Prevention Center for Excellence at USC, states that much of the housing currently occupied by the elderly that was built in the 1950s and 1960s was designed for people who would never grow old – “Peter Pan” housing. In reality to be able to “age in place” an elderly individual needs to be able to take care of him/herself, go up and down stairs, do simple home maintenance, drive a car, and most likely enjoy living alone. This presents a challenge to the frail elderly who typically need assistance to undertake routine chores and daily activities. Furthermore, the frail elderly are typically unable to manage major or minor home repairs needed to install improvements such as ramps, grab bars, and lower counters.<sup>14</sup>

The Census Bureau estimates that 8,237 of the City’s residents are over the age of 65 - the Bureau further estimates that of this figure, 46.3 percent “disabled.”<sup>15</sup> HUD’s 2000 CHAS data estimates that 504 senior renter households with “mobility and self-care limitations” plus 389 senior owner households are experiencing some form of housing problem. Based on information provided in consultation with Council On Aging of Orange County (a community based nonprofit agency) there are three skilled nursing facilities in Costa Mesa providing 296 beds for the elderly, plus 40 resident care facilities providing housing and supportive services for another 448 individuals. Despite the significant number of skilled nursing and residential care facilities in the City, a limited number of beds are available for non-ambulatory individuals. Furthermore, even if it is assumed all skilled nursing/residential care facility beds are needed and available to Costa Mesa’s frail elderly,

<sup>13</sup> University of Southern California, Department of Geriatrics, Geriatrics 500 Core Course.

<sup>14</sup> *Home Modification Resources; Frail Elders And The Suburbs*, by Patrick H. Hare. Fall Prevention Center of Excellence website 1/1/10.

<sup>15</sup> U.S. Census Bureau, 2008 American Community Survey, Table B18101 Sex by Age by Disability Status.

there still remains a gap of 149 beds/units to meet the housing needs of the City's frail elderly experiencing a housing problem (see TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY).

#### **PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES**

The Americans with Disabilities Act of 1990 (ADA) defines a disability as a physical or mental impairment that substantially limits one or more major life activities. Major life activities include seeing, hearing, speaking, walking, breathing, performing manual tasks, learning, caring for oneself, and working. Individuals with a disability often require specially designed dwelling units that accommodate improved accessibility. California Administrative Code Title 24 sets forth access and adaptability requirements for the disabled housing. These regulations apply to public buildings such as motels, factory-built housing, and privately funded newly constructed apartment complexes containing five or more housing units. Regulations require that ramp ways, larger door widths, restroom modifications, etc., be designed to enable free access for the disabled. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability in any federally funded program or activity. Section 504 also requires that a percentage of federally assisted housing units be accessible to persons with limited mobility.

In 2007, the U.S. Census Bureau published a "Facts for Features" regarding the American with Disabilities Act.<sup>16</sup> This publication included profile data about individuals with disabilities:

- 51.2 million – The number of people who have some level of disability; this represents approximately 18 percent of the nation's population
- 32.5 million – Of all people with disabilities, the total that had a severe disability; this represents approximately 12 percent of the nation's population
- 72 percent – The percentage of people 80 and older with disabilities, the highest of any age group
- \$22,000 – The median earnings for people with a non-severe disability; this compares with \$12,800 for those with a severe disability and \$25,000 for those with no disability
- 18 percent- The percentage of people with a non-severe disability with household incomes of \$80,000 or more; by comparison, only 9 percent of those with a severe

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<sup>16</sup> "Facts for Features: Americans With Disabilities Act: July 26," U.S. Census Bureau, May 29, 2007.

disability had household incomes of \$80,000 or more; 26 percent of people without a disability exceeded the \$80,000 income threshold

- 11 percent - The poverty rate for people 25 to 64 with a non-severe disability; this compares to 26 percent for those with a severe disability and eight percent of those without a disability

A disability is considered developmental when it is attributable to a mental and/or physical impairment that manifested prior to age 18 and will remain life-long. It is estimated that 1.2 percent of the U.S. population has a developmental disability. For Costa Mesa, this equates to approximately 1,400 individuals. Individuals with developmental disabilities typically live in poverty, are unemployed, lack affordable housing, and most likely receive some type of government assistance (i.e., Disability Insurance and Supplemental Security Income). In Orange County, SSI income alone is insufficient to pay fair market rent for a typical one-bedroom apartment. As of November 2009, the maximum monthly Supplemental Security Income (SSI) benefit in California for a disabled individual with an "independent living" status was \$929 per month. Thirty percent of this amount (the standard HUD has determined is a reasonable share of monthly income for housing costs) equals to \$279. HUD's current Fair Market Rate (FMR) for a one-bedroom apartment in Orange County is \$1,336. Simply put, SSI does not cover the cost of basic housing.

Based on the above information, it is possible that as many as 20,970 Costa Mesa residents have a disability. HUD's 2000 CHAS data estimates that there were 4,784 owner and renter households with "mobility and self care limitations" in Costa Mesa – of these households, 51.1 percent are paying more than 30 percent of income for housing or are living in substandard housing. At present, the Orange County Housing Authority is providing rental assistance to 178 disabled households. Accounting for households that are receiving rental assistance an estimated 2,400 disabled renter and owner households are in need of housing assistance; an estimated 1,400 of this population is developmentally disabled (see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY**).

#### PERSONS WITH MENTAL ILLNESS

The National Institute of Mental Health (NIMH) estimates that 26.2 percent of Americans age 18 and older suffer from a diagnosable mental disorder in a given year.<sup>17</sup> It is important to note; however, approximately six percent of individuals suffer from a serious mental illness; nearly half (45 percent) of those with any mental disorder meet the criteria for [two] or more disorders.<sup>18</sup>

Based on national estimates, approximately 20,255 Costa Mesa residents age 18 and older suffer from one or more mental disorders – 4,640 suffer from severe mental illness.<sup>19</sup> It is difficult to ascertain the percentage of these individuals that are experiencing a housing problem; however, it is reported by the U.S. Department of Health and Human Services that 20 to 25 percent of the nation's homeless are mentally ill. Applying this standard to Costa Mesa, it is estimated that 260 to 325 individuals with mental illness are in need of housing. (15 to 20 severely mentally ill) see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY.**

#### PERSONS WITH DRUG AND ALCOHOL ADDICTION

The Substance Abuse and Mental Health Services Administration (SAMHSA) reports that in 2008, approximately 20.1 million Americans age 12 and older used illicit drugs. This estimate represents 8 percent of the nation's population age 12 or older.<sup>20</sup> With respect to the use of alcohol, SAMHSA reports that slightly more than half of Americans age 12 or older (51.6 percent) currently drink alcohol. This translates to an estimated 129 million people.

The same 2008 SAMHSA survey classifies 22.2 million individuals age 12 or older as substance dependent (8.9 percent of the population age 12 or older) - of this population, 3.1 million were dependent on both alcohol and illicit drugs. The rate of substance dependence was highest among adults age 18 to 25 (20.8 percent).<sup>21</sup>

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<sup>17</sup> Examples of mental disorders include depression, eating disorders, attention deficit disorders, and anxiety. Severe mental disorders include autism, cognitive disorders, bipolar, and schizophrenia.

<sup>18</sup> Source: National Institute of Mental Health, Statistics, [www.nimh.nih.gov](http://www.nimh.nih.gov), 1/2/10.

<sup>19</sup> Estimates are based on 2008 American Community Survey data for Costa Mesa residents age 18 and older

<sup>20</sup> "Results from the 2008 National Survey on Drug Use and Health: National Findings," U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration Office of Applied Studies, September 10, 2009.

<sup>21</sup> Ibid

SAMHSA also estimates that 7.6 million, 3.0 percent of the nation's total population, age 12 or older need treatment for an illicit drug use problem - only 1.2 million received treatment at a drug use facility. Similarly, SAMHSA estimates that 7.6 percent of the nation's population age 12 or older (approximately 19.0 million individuals) needed treatment for an alcohol problem; however, only 1.6 million utilized an alcohol treatment facility.<sup>22</sup>

It is widely held by mental health professionals that housing with support services can play a key role in helping people to tackle their substance abuse. Housing with support services can provide a stable base for people leaving rehabilitation or prison, or for substance abusers wanting to stabilize their lives in order to progress into detoxification or rehabilitation. It is reported that substance addiction is a significant issue among the homeless with mental disorders are in need of housing (estimated at 285 to 425 Costa Mesa residents). Based on Orange County's 2008 homeless shelter inventory, there are no emergency and transitional shelters beds were located in Costa Mesa strictly for detox or substance abuse recover; however, an internet search found listing for several recovery homes in Costa Mesa.<sup>23</sup> These figures suggest there is a need for 170 to 310 beds or supportive housing units to meet the needs of the City substance addicted (see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY**).

#### **INDIVIDUALS WITH HIV/AIDS**

As the most populous city in Orange County, Santa Ana receives and administers the federal Housing Opportunities for Persons with AIDS (HOPWA) grant for the entire county. The County's Health Care Agency (OC-HCA) is also responsible for administering federal grants provided by the Department of Health and Human Services and for collecting data on HIV/AIDS patients. As the recipient of HOPWA funds Santa Ana is responsible for assessing regional housing and service needs for individuals and families living with HIV/AIDS. The City of Santa Ana commissioned an **HIV/AIDS Housing Plan** in March 2005. This document remains the most current regional source of information regarding HIV/AIDS housing and service needs.

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<sup>22</sup> Ibid

<sup>23</sup> Search for "recovery home in Costa Mesa" was conducted on 2/11/10. Nineteen homes were identified by this search; however, because online data was limited, it is not verified that all 19 homes are within the City limits of the City. The number of beds in each facility was also not verified. For purposes of this estimate, it is assumed that each recover home found had six beds.

AIDS was first reported in Orange County in 1981. Since this first case through December 2005, 6,671 AIDS cases have been diagnosed in Orange County. This represents approximately 4.8 percent of AIDS cases in California. OC-HCA also estimates that as of December 2005, 3,278 Orange County residents were aware they were living with AIDS and 2,706 were aware they were living with HIV (not AIDS). It is also estimated that 1,436 county residents are living with HIV who are not aware of their status. Combined, 7,420 Orange County residents are living with HIV/AIDS.<sup>24</sup>

Based on 2005 data, OC-HCA reports that the majority of persons living with HIV and AIDS resided in Santa Ana with Costa Mesa having the fifth largest concentration of persons with both HIV and AIDS. OC-HCD reports that at this 2009, there are 206 individuals living with AIDS in Costa Mesa –eight new cases reported were in 2009. TABLE 9 provides a list of Orange County cities with the highest prevalence of HIV/AIDS.

**TABLE 9: PERSONS LIVING WITH HIV AND AIDS (TOP 10 CITIES 2005)**

REPORTED CITY OF RESIDENCE	PERSONS LIVING WITH HIV % OF COUNTY	REPORTED CITY OF RESIDENCE	PERSONS LIVING WITH AIDS % OF COUNTY
Santa Ana	19.3%	Santa Ana	12.4%
Anaheim	13.6%	Anaheim	0.5%
Laguna Beach	8.8%	Laguna Beach	2.6%
Garden Grove	5.3%	Garden Grove	6.1%
<b>COSTA MESA</b>	<b>4.5%</b>	<b>COSTA MESA</b>	<b>1.0%</b>
Huntington Beach	4.3%	Huntington Beach	2.4%
Orange	3.9%	Orange	1.0%
Irvine	3.9%	Fullerton	3.5%
Fullerton	3.9%	Laguna Niguel	5.7%
Tustin	3.0%	Buena Park	5.2%

Source: "Orange County Comprehensive HIV Prevention Plan: 2007-2010, Orange County Health Care Agency, March 2007.

Key findings in the Orange County HIV/AIDS Housing Plan include the following:

- There is a lack of knowledge regarding HIV/AIDS resources among minority populations
- HIV/AIDS housing needs a "strengthened support services system" to ensure long-term housing stability for clients

<sup>24</sup> Orange County Comprehensive HIV Prevention Plan: 2007-2010, Orange County Health Care Agency March 2007.

- The HIV/AIDS advocacy community need to improve coordination with other community planning processes for the use of HIV/AIDS resources; this coordination may increase housing stability for persons living with HIV/AIDS
- Most affordable housing is typically in areas where drugs are prevalent, which creates a precarious situation for people in recovery
- Women with HIV/AIDS, who have children, report it is difficult to obtain decent, affordable and conveniently located housing near schools or in safe neighborhoods
- There is a group of hard to house people living with HIV/AIDS that require appropriate housing - this group includes people with histories of incarceration, undocumented immigrants, and people with poor credit history; however, it appears that existing HIV/AIDS housing resources meet the current need.
- There is a gap of approximately 100 beds for people with HIV/AIDS that also suffer from mental illness and/or substance abuse - identifying sites to develop supportive transitional and permanent housing for this population is extremely difficult

Presently, there are 93 supportive housing beds/units in Orange County dedicated to meeting the needs of individuals and families living with HIV/AIDS. Additionally, through HOPWA funds, there are resources to provide access to emergency, transitional and permanent supportive housing. The HIV/AIDS Housing Study states the housing needs of most persons living with HIV/AIDS is adequately met by these resources; however approximately 100 mentally ill/substance addicted individuals are in need of appropriate housing and supportive services. Based on OC-HCD's figures, 206 Costa Mesa residents are living with HIV/AIDS. It is reasonable to assume some of these individuals are in need of housing assistance – it is estimated that 44 of Costa Mesa's estimated homeless are thought to be living with HIV/AIDS (see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY**).

#### **LARGE HOUSEHOLDS**

HUD defines a household of five or more persons as a "large household." Based on this definition, the Census Bureau's *2008 American Community Survey* estimates there are 4,381 large households in the City of Costa Mesa (1,839 owner households plus 2,542 renter households or 11.8 percent of all households). These "large" households typically require dwellings with three or more bedrooms. According to the *2008 American Community Survey*, approximately 83 percent of owner occupied housing units have three or more bedrooms; however, only 15.6 percent of renter-occupied housing units have more than three bedrooms (3,343 units). If cost is not a factor, it appears there is sufficient supply of

housing units for large families to purchase. Similarly, cost aside, there are sufficient three-plus bedroom rental units in the City to accommodate the estimated number of large renter households; however, when the cost of housing is included in the equation, a housing gap begins to appear.

According to HUD's 2000 CHAS data, 92.2 percent of all large renter households are experiencing housing problem, but only 36.2 percent are paying more than 30 percent of their income for housing. This statistic seems to indicate that many large families are living in units that are deemed by HUD to be too small for their family size, perhaps because a more appropriately sized unit is out of their price range. Among owner households, there is less overcrowding – while 53.7 percent of all owner households report a housing problem, only 36.2 percent list cost as the issue. It is noted; however, that with both renters and owners, as household income goes down both affordability and overcrowding become an issue. It is estimated that 1,300 large renter households need an affordable housing option of appropriate size, and 580 large owner households also need an appropriately sized affordable housing option (see **TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY**).

#### **PUBLIC/ASSISTED HOUSING RESIDENT NEEDS**

Costa Mesa does not operate a housing authority; however, it is a partner with the Orange County Housing Authority (OCHA). Similarly, OCHA does not operate public housing but provides rental assistance via the Housing Choice Voucher Program (formerly HUD Section 8). As of January 2010, OCHA provided rental assistance to over 9,000 Orange County households – 480 in Costa Mesa. OCHA annual rental assistance for all households is valued at approximately \$120 million. OCHA last accepted applications for rental assistance in November 2005. Upon the closing of the application window, a waitlist of 18,000 household was established. As of January 2010, 9,832 households remained on the waitlist including 234 Costa Mesa households.

OCHA is also required to prepare a five-year plan that outlines major program and administrative policies. OCHA's Public Housing Authority (PHA) Plan established the following housing goals for "assisted housing residents:"

- Expand the supply of assisted housing by applying for additional rental vouchers when HUD funding becomes available
- Maintain a high administrative rating

- Promote self-sufficiency for assisted households in order to reduce the length of time a household needs rental assistance.
- Ensure equal opportunity housing for all Americans

TABLE 10: HUD TABLE 2A – PRIORITY HOUSING NEEDS SUMMARY (REQUIRED)

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	Low	860
		31-50%	Low	1,195
		51-80%	Low	872
	Large Related	0-30%	Medium	580
		31-50%	Medium	865
		51-80%	Medium	1,020
	Elderly	0-30%	High	543
		31-50%	High	286
		51-80%	High	239
	All Other	0-30%	Low	945
		31-50%	Low	979
		51-80%	Low	1,373
Owner	Small Related	0-30%	High	223
		31-50%	High	480
		51-80%	High	1,482
	Large Related	0-30%	High	78
		31-50%	High	124
		51-80%	High	220
	Elderly	0-30%	High	421
		31-50%	High	268
		51-80%	High	355
	All Other	0-30%	High	115
		31-50%	High	130
		51-80%	High	632
(HUD Table 1B) Non-Homeless Special Needs	Elderly	0-80%	High	660 to 1,350
	Frail Elderly <sup>A</sup>	0-80%	Low	149
	Severe Mental Illness	0-80%	Low	15 – 20
	Physical Disability <sup>B</sup>	0-80%	Medium	2,400
	Developmental Disability <sup>B</sup>	0-80%	Medium	1,400
	Alcohol/Drug Abuse	0-80%	Medium	170-310
	HIV/AIDS	0-80%	Low	44
	Victims of Domestic	0-80%	High	104

A. Unmet need equals beds not units.

B. Developmentally disabled totals are included in physically disabled totals.

HUD TABLE 2A  
PRIORITY HOUSING NEEDS/INVESTMENT PLAN GOALS

Priority Need	5-YR GOAL		YR 1 GOAL		YR 2 GOAL		YR 3 GOAL		YR 4 GOAL		YR 5 GOAL	
	Plan	Act	Plan	Act	Plan	Act	Plan	Act	Plan	Act	Plan	Act
<b>Renters</b>												
0 - 30 of MFI	0	0	0	0							0	0
31 - 50% of MFI	0	0	0	0							0	0
51 - 80% of MFI	52	TBD	0	0							52	TBD
<b>Owners</b>												
0 - 30 of MFI	103	TBD	16	TBD							103	TBD
31 - 50 of MFI	86	TBD	17	TBD							86	TBD
51 - 80% of MFI	71	TBD	12	TBD							71	TBD
<b>Homeless*</b>												
Individuals	50	TBD	10	TBD							50	TBD
Families	0	0	0	0							0	0
<b>Non-Homeless Special Needs#</b>												
Elderly	162	TBD	32	23							162	TBD
Frail Elderly	0	0	0	0							0	0
Severe Mental Illness	0	0	0	0							0	0
Physical Disability	0	0	0	0							0	0
Developmental Disability	30	TBD	0	0							30	30
Alcohol/Drug Abuse	0	0	0	0							0	0
HIV/AIDS	0	0	0	0							0	0
Victims of Domestic Violence	0	0	0	0							0	0
<b>Total</b>	<b>362</b>	<b>TBD</b>	<b>55</b>	<b>TBD</b>							<b>362</b>	<b>362</b>
<b>Total Section 215 **</b>												
215 Renter	52	TBD	0	0							52	TBD
215 Owner	185	TBD	26	TBD							185	TBD

\* Homeless individuals and families assisted with transitional and permanent housing

\*\* Section 215 refers to the section of the HOME program regulations that stipulates the affordability requirements of both rental and ownership housing that is benefits from HOME funding.

# To avoid double counting of units "Non-Homeless Special Needs" housing goals are not included in the "Total."

Source: HUD 2000 CHAS data, City of Costa Mesa 2010-2014 Consolidated Plan Strategic Plan

Additional five-year housing goals include rehab of five owner occupied housing with local Redevelopment funds, assistance for 15 homebuyers (also with Redevelopment funds), and renters assisted by the Orange County Housing Authority (estimated at 450 per year).

HUD TABLE 2A  
PRIORITY HOUSING ACTIVITIES

Priority Need	5-YR GOAL		YR 1 GOAL		YR 2 GOAL		YR 3 GOAL		YR 4 GOAL		YR 5 GOAL	
	Plan	Act										
<b>CDBG</b>												
Acquisition of existing rental units	0	0	0	0							0	0
Production of new rental units	0	0	0	0							0	0
Rehabilitation of existing rental units	0	0	0	0							0	0
Rental assistance	0	0	0	0							0	0
Acquisition of existing owner units	0	0	0	0							0	0
Production of new owner units	0	0	0	0							0	0
Rehabilitation of existing owner units	50	TBD	10	TBD							50	TBD
Homeownership assistance	0	0	0	0							0	0
<b>HOME</b>												
Acquisition of existing rental units	0	0	0	0							0	0
Production of new rental units	52	0	0	0							52	TBD
Rehabilitation of existing rental units	0	0	0	0							0	0
Rental assistance	0	0	0	0							0	0
Acquisition of existing owner units	0	0	0	0							0	0
Production of new owner units	0	0	0	0							0	0
Rehabilitation of existing owner units	180	TBD	26	TBD							180	TBD
Homeownership assistance	0	0	0	0							0	0
<b>HOPWA – The City does not receive HOPWA funding</b>												
Rental assistance	--	--	--	--	--	--	--	--	--	--	--	--
Short term rent/mortgage utility payments	--	--	--	--	--	--	--	--	--	--	--	--
Facility based housing development	--	--	--	--	--	--	--	--	--	--	--	--
Facility based housing operations	--	--	--	--	--	--	--	--	--	--	--	--
Supportive services	--	--	--	--	--	--	--	--	--	--	--	--
<b>Other</b>												
<b>Redevelopment</b>												
Housing Rehabilitation	5	TBD	30	TBD							5	TBD
Homebuyer Assistance	15	TBD	0	0							15	TBD

## NATURE AND EXTENT OF HOMELESSNESS

One of the most important analyses of the Consolidated Plan is the nature and extent of homelessness. This is also one of the most difficult analyses to substantiate due to a lack of precise data. According to the National Coalition for the Homeless (NCH), there is no easy way to estimate the number of homeless people. "In most cases, homelessness is a temporary circumstance -- not a permanent condition. A more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time."<sup>25</sup>

Homeless researchers typically use one of two methods to measure homelessness. One method attempts to count all the people who are literally homeless on a given day or week (point-in-time counts). The second method examines the number of people who are homeless over a given period, or period prevalence counts. The NCH asserts there are systemic social and economic factors (e.g., prolonged unemployment or sudden loss of a job, domestic violence, etc.) that cause episodes of homelessness. "Point-in-time studies do not accurately identify these intermittently homeless people, and therefore tend to overestimate the proportion of people who are so-called 'chronically homeless' - particularly those who suffer from severe mental illness and/or addiction disorders..."<sup>26</sup> Other methodological issues that should be considered include undercounting the "hidden" homeless. Regardless of the time-period over which the study was conducted, many people are not counted because they are not in places researchers can easily find. This group of people, often referred to as "the unsheltered" or "hidden" homeless frequently stay in automobiles, motels, parks/campgrounds, or other places that researchers cannot effectively reach.<sup>27</sup>

In Orange County, O.C. Partnership (OCP) has spearheaded efforts to enumerate the homeless. OCP is a nonprofit organization that works closely with the County of Orange, municipalities, homeless service providers and HUD to implement the regional Homeless Management Information System (HMIS) and the biennial HUD-required "point-in-time"

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<sup>25</sup> *How Many People Experience Homelessness?* National Coalition for the Homeless, July 2009.

<sup>26</sup> Ibid

<sup>27</sup> Ibid

enumeration of the homeless.<sup>28</sup> OCP last conducted this survey in January 2009. In September 2009, a one-night enumeration of the homeless was conducted in Costa Mesa. This effort was spearheaded by Vanguard University and Mercy House Transitional Living Center. Data from both of these enumeration is utilized for this analysis.

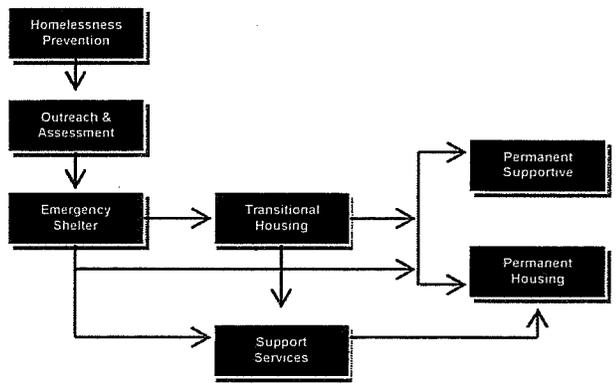
**CONTINUUM OF CARE**

During the past decade, HUD has encouraged recipients of federal grant funds to develop a system of care known as a **Continuum of Care (CoC)**. The CoC should address the immediate needs of the region’s homeless (and those at risk of becoming homeless) by providing housing and/or supportive services that can stabilize an immediate situation and ultimately lead program participants to self-sufficient.

*Continuum of Care*  
 A “comprehensive and coordinated housing and service delivery system that responds to the different needs of a community’s homeless individuals and families.”  
 Source: U.S. Department of Housing & Urban Development

There are basic components to a CoC system – each component should provide the homeless with an entry point into the CoC at any time.

**COMPONENTS OF A CONTINUUM OF CARE SYSTEM**



<sup>28</sup> HMIS is a countywide reporting system aimed at creating a database of individuals served by the county’s homeless service providers in order to reduce duplication of services and to obtain better understanding of the nature and extent of homelessness in the region.

#### DEFINITIONS OF HOMELESSNESS/AT-RISK OF BECOMING HOMELESS

The United States Code contains the official federal definition of *homeless* - Title 42, Chapter 119, Subchapter I, defines a homeless person as:

1. An individual who lacks a fixed, regular, and adequate nighttime residence
2. An individual who has a primary nighttime residence that is:
  - A. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill)
  - B. An institution that provides a temporary residence for individuals intended to be institutionalized
  - C. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human being

The term "homeless" or "homeless individual" **does not** include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

The McKinney-Vento Act (sec. 725(2); 42 U.S.C. 11435(2)) defines a person "*at-risk of becoming homeless*" as an individual who faces imminent eviction (within a week) from a private dwelling or institution and who has no subsequent residence or resources to obtain housing. People are also at risk of homelessness when they experience a sudden drop in income, a rise in housing costs, and/or they do not have the skills necessary to manage their limited resources. According to the NCH, most persons at risk of homelessness are on a fixed income or are marginally employed and have few ties to family and friends.

#### HOMELESS ESTIMATES

In 2007, the National Law Center on Homelessness and Poverty estimated that nationwide, 3.5 million people are likely to experience homelessness in a given year (approximately 1.2 percent of the Nation's population). California's Ten-Year Chronic Homelessness Action Plan estimates there are 405,000 people that are homeless in California at any point in time, approximately 1.1 percent of the State's population.<sup>29</sup> The main source for data regarding the number of homeless in Orange County is the *2009 Point-In-Time Homeless Count and Survey (PITS)*.

<sup>29</sup> "Recent Data on Homelessness in California: Drafting California's Ten-Year Chronic Homelessness Action Plan," Home Base/Legal and Technical Services Advancing Solutions to Homelessness, June 21 - 23, 2006.

In order for Orange County to apply to HUD for Continuum of Care Homeless Assistance Grant funds, a regional enumeration of the homeless must be carried every two years. Orange County's first PITS was conducted in 2005 - 2,848 homeless individuals were reported on the night of the count. In 2007, the PITS identified 3,649 homeless individuals; the 2009 PITS count identified 8,333 homeless individuals countywide.<sup>30</sup> Taking into account the fact that people will cycle in and out of homelessness during the course of a year, Orange County's 2009 PITS researchers have estimated that 21,479 individuals in Orange County experience homelessness over the course of a year (approximately 0.7% of the County's population). Because of HUD-required changes in survey parameters and changes in survey methodologies it is difficult to compare the three PITS' results; nonetheless, the PITS remains one of the best sources of information regarding the homeless in Orange County and to a lesser extent, the homeless in Costa Mesa.

To understand the nature and extent of homelessness in Orange County (and Costa Mesa) it may be worthwhile to examine homelessness throughout the region. TABLE 11 provides a list of several characteristics of the region's homeless that were identified in the 2009 PITS:

**TABLE 11: CHARACTERISTICS OF ORANGE COUNTY'S HOMELESS (2009 PITS)**

UNSHeltered HOMELESS	SHeltered HOMELESS
<ul style="list-style-type: none"> <li>▪ Among unaccompanied adults                             <ul style="list-style-type: none"> <li>▪ 16.4% were female</li> <li>▪ 83.6% were male</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Among unaccompanied adults                             <ul style="list-style-type: none"> <li>▪ 33.5% were female</li> <li>▪ 66.5% were male</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>▪ How long homeless since last permanent housing situation:                             <ul style="list-style-type: none"> <li>▪ 37.9% - less than one year</li> <li>▪ 43.6% - two or more years</li> <li>▪ 18.6% - one to two years</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ How long homeless since last permanent housing situation:                             <ul style="list-style-type: none"> <li>▪ 56.7% - less than one year</li> <li>▪ 22.6% - two more years</li> <li>▪ 20.7% - one to two years</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>▪ 63.4% were chronically homeless</li> <li>▪ 33.5% were severely mentally ill</li> <li>▪ 47.2% were chronic substance abusers</li> <li>▪ 19.5% were veterans</li> <li>▪ 1.2% were living with HIV/AIDS</li> <li>▪ 8.3% were victims of domestic violence</li> </ul>	<ul style="list-style-type: none"> <li>▪ 26.5% were chronically homeless</li> <li>▪ 26.5% were severely mentally ill</li> <li>▪ 21.3% were chronic substance abusers</li> <li>▪ 10.4% were veterans</li> <li>▪ 0.4% were persons living with HIV/AIDS</li> <li>▪ 6.7% were victims of domestic violence</li> </ul>

Source: Orange County 2009 Point-In-Time Homeless Count and Survey, January 2009

<sup>30</sup> Draft "Orange County Ten-Year Plan to End Homelessness," October 2009 and the Orange County 2009 Point-In-Time Homeless Count and Survey, January 2009 .

As previously stated, Vanguard University and Mercy House Transitional Living Center also conducted an enumeration of the homeless in Costa Mesa in September 2009 (*CM Homeless Count*). TABLE 12 provides a summary of key characteristics of the homeless identified in the CM Homeless County.

**TABLE 12: CHARACTERISTICS OF COSTA MESA'S HOMELESS (CM HOMELESS COUNT)**

UNSHELTERED HOMELESS	SHELTERED HOMELESS
<ul style="list-style-type: none"> <li>▪ 120 "out of care" individuals identified                             <ul style="list-style-type: none"> <li>▪ 105 individuals</li> <li>▪ 3 families (6 adults and 9 children)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ 117 "in care" individuals identified                             <ul style="list-style-type: none"> <li>▪ 16 individuals</li> <li>▪ 24 families (35 adults and 66 children)</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>▪ Among unaccompanied adults                             <ul style="list-style-type: none"> <li>▪ 14.3% were female</li> <li>▪ 79.0% were male</li> <li>▪ 6.7% were undetermined gender</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Among unaccompanied adults                             <ul style="list-style-type: none"> <li>▪ 100.0% were female</li> </ul> </li> </ul>

Source: "Costa Mesa Homeless Enumeration," Institute of Applied Social Research, Vanguard University, September 23, 2009.

As indicated above, the *CM Homeless Count* reported 237 sheltered and unsheltered homeless in the City at one point in time (September 23, 2009). It is important to note one significant difference between OCP's 2009 PITS and the *CM Homeless Count*. While both surveys counted unsheltered homeless, the *CM Homeless Count* only counted individuals living in Costa Mesa-based shelters. Whereas the OCP PITS surveyed most Orange County homeless shelters so it was able to capture information about Costa Mesa residents living in homeless shelters outside of the City. While the *CM Homeless Count* seems to provide a good snapshot of homelessness in the City on one night, the OCP estimate takes a broader regional view in order to capture a more complete count of the City's estimated homeless.

The County's 2009 PITS reports that 11.2 percent of the region's homeless identified Costa Mesa as the City in which they resided before becoming homeless. By applying this percentage to the total number of homeless identified by the PITS, it is estimated that there were 933 Costa Mesa homeless individuals at the time the County PITS was conducted. To estimate the number of Costa Mesa residents experiencing homelessness over the course of a year, the City used the County's formula and annualized PITS estimate. Based on this calculation it is estimated that 1,295 Costa Mesa residents may experience homelessness

over a one-year period (approximately 1.1 percent of the City's population).<sup>31</sup> This estimate is consistent with federal, state and regional estimates, (i.e., approximately one percent of the population experience homelessness.) The *CM Homeless Count* was also annualized with the County's formula – this calculation equaled 329 individuals - less than 0.3% of the City's population. Since this latter number was significant lower than the acceptable 1 percent standard, it was deemed to be flawed. For the purpose of this analysis, the annualized 2009 PITS estimate of 1,295 individuals will be used to determine housing and service gaps for the City's homeless.

#### **AT RISK OF HOMELESSNESS**

In a previously published *Factsheets*, the NCH suggested that persons at risk of homelessness are often on a fixed income or marginally employed. Due to limited income and high area housing costs, at risk households are typically cost burdened, and in most cases, severely cost burdened. Based on 2000 CHAS data, 2,507 Extremely Low-income Costa Mesa renter-households were paying more than 50% of their income for housing; 655 Extremely Low-income owner-households are also severely cost burdened.<sup>32</sup> It may be reasonable to assume a majority of these households are at risk of becoming homeless.

#### **HOMELESS SUBPOPULATIONS**

HUD requires each jurisdiction completing a Consolidated Plan to evaluate the housing needs of various homeless subpopulations. To the extent that data sources were available, these analysis and estimates are provided below.

#### **ELDERLY HOMELESS**

According to the NCH, the elderly continue to be a forgotten homeless population and are increasing in numbers. "Increased homelessness among elderly persons is largely the result of poverty and the declining availability of affordable housing among certain segments of

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<sup>31</sup> The County's 2009 PITS formula increased the point in time estimated number of homeless by a factor of 38.8% to determine the annual estimate of the homeless in Orange County. This "factor" is based on "the number of current homeless that became homeless within the last 7 days" and the proportion of "currently homeless who have experienced a previous episode of homelessness within the past 12 months" (see page 19 of the 2009 Orange County Homeless Census and Survey, January 2009). For Costa Mesa, the application of this factor is calculated as follows -  $933 \times 1.388 = 1,295$ .

<sup>32</sup> "*SOCDS CHAS Data: Housing Problems for All Households.*" U.S. Department of Housing and Urban Development. Resource website: HUDUser.org

the aging."<sup>33</sup> The NCH reports that in 2008 the poverty rate among the elderly nationwide exceeded 13 percent - the highest poverty rate since 1997. The NCH also estimates nationwide there are at least nine seniors waiting for every occupied unit of affordable elderly housing. In addition to a lack of housing, affordability of a unit presents a burden to many senior households. "... Among households with very low incomes, households headed by an elderly person have almost a one-in-three chance of having worst-case needs [i.e., paying more than 50 percent of income for housing]."<sup>34</sup> For example, HUD and the National Low Income Housing Coalition consider housing affordable if it costs no more than 30 percent of a person's income. As of July 2009, the maximum monthly Supplemental Security Income (SSI) benefit in California for an "aged" single person with an "independent living" status was \$850 per month – 30 percent of this amount equals \$255. HUD's current Fair Market Rate for a one-bedroom apartment in Orange County is \$1,336. Simply put, SSI does not cover the cost of basic housing, and even if the SSI grant covered rent, only a few dollars would most likely remain for other necessities such as food, medicine, and health care.

According to Orange County's PITS, five percent of the region's homeless are age 61 and older. Applying this percentage to Costa Mesa's annualized homeless estimate there are 65 elderly homeless in the City.

#### HOMELESS FAMILIES WITH CHILDREN

According to the NCH, 41 percent of the nation's homeless population is comprised of families. "The rate of requests for emergency assistance by families rose faster than the rate for any other group between 2006 and 2007."<sup>35</sup> The NCH also asserts that services to accommodate the increasing numbers of homeless families with children are lagging. "While the average number of emergency shelter beds for homeless families with children increased by 8% in 2005, an average of 32% of requests for shelter by homeless families were denied in 2005 due to lack of resources."<sup>36</sup> The NCH reports that a decline in wages and changes in welfare programs account for an increase in poverty among families, "Declining wages has put housing out of reach for many families: in every state,

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<sup>33</sup> Homelessness Among Elderly Persons, National Coalition for the Homeless, September 2009.

<sup>34</sup> Ibid

<sup>35</sup> Homeless Families with Children, National Coalition for the Homeless, July 2009.

<sup>36</sup> Ibid

metropolitan area, county, and town, more than the minimum wage is required to afford a one- or two-bedroom apartment at Fair Market Rent.<sup>37</sup>

The County of Orange estimates that 17 percent of the region's homeless are families with children. Applying this percentage to Costa Mesa's homeless estimates it is likely that there are 220 homeless individuals in families with children. Since Costa Mesa's homeless shelters are primarily geared toward families with children, this figure appears to underestimate the true number of homeless families in the City. Using the national average of 41 percent it is more likely that there are approximately 530 homeless individuals in families with children in Costa Mesa.

#### **CHRONICALLY HOMELESS**

An estimated one-in-ten homeless individuals are considered chronically homelessness.<sup>38</sup> HUD defines a chronically homeless person as an unaccompanied disabled individual who has been continuously homeless for over one year.<sup>39</sup> It is also reported that many chronic homelessness have disabling health and/or health problems - 40 percent have substance abuse problems, 25 percent have a disabling physical health problem, and 20 percent have a serious mental health problem.

While the County's 2009 PITS estimates 50 percent of the County's homeless are chronically homeless, it is more likely that the number of chronically homeless in Costa Mesa is closer to the national average of 10 percent or 129 chronic homeless.

#### **HOMELESS MENTALLY ILL**

According to the Substance Abuse and Mental Health Services Administration (SAMHSA), 20 to 25 percent of the homeless population in the United States suffers from some form of severe mental illness (and one-half of this sub-group has an alcohol and/or drug problem).<sup>40</sup> By comparison, according to the National Institute of Mental Health, only six percent of

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<sup>37</sup> Ibid

<sup>38</sup> *Evaluation of the Collaborative Initiative to Help End Chronic Homelessness (CICH)*; National Performance Outcomes Assessment Preliminary Client Outcomes Report. Alvin S. Mares, Ph.D., M.S.W. and Robert A. Rosenheck, M.D. February 26, 2007.

<sup>39</sup> U.S. Department of Housing and Urban Development, Community Planning and Development, Chronic Homeless website, <http://hud.gov/offices/cpd/homeless/chronic.cfm>.

<sup>40</sup> US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration, Homeless Programs website, <http://mentalhealth.samhsa.gov/cmhs/homelessness>, 12/30/09

Americans are severely mentally ill.<sup>41</sup> According to Orange County's 2009 PITS, 56 percent of the region's homeless had a mental health issue. Translated to numbers for Costa Mesa, it is estimated there are 725 homeless individuals with mental illness among in Costa Mesa's homeless. Again, comparing this figure to the number of chronically homeless in the City, the County PITS estimate appears to be overstated. Applying the national average - 20 percent - it may be more reasonable to estimate that **259** of the City's homeless have some form of mental illness.

#### HOMELESS ALCOHOL AND SUBSTANCE ADDICTED

A common stereotype of the homeless is that they are all alcohol or drug abusers. While not all homeless are substance addicted, a high percentage does struggle with addiction issues. SAMHSA estimates that half of the mentally ill homeless population in the United States suffers from substance abuse and dependence. "According to the 2006 *National Household Survey on Drug Use and Health (NSDUH)*, 15% of people above the age of 12 reported using drugs within the past year..." Comparatively, 38 percent of homeless people were dependent on alcohol and 26 percent abused drugs.<sup>42</sup>

According to the NCH, two-thirds of the homeless report that drugs and/or alcohol were a major reason for becoming homeless. For many homeless people, substance abuse co-occurs with mental illness. Homeless people with both substance disorders and mental illness experience additional obstacles to recovery such as increased risk for violence and victimization, and frequent cycling between the streets, jails, and emergency room, and unable to find treatment facilities that will help them."<sup>43</sup>

The County's 2009 PITS estimates that 33 percent of the region's homeless abuse alcohol and 22 percent abuse drugs. It is reasonable to assume these same percentages apply to Costa Mesa's homeless population (an estimated **427 to 285 individuals**).

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<sup>41</sup> National Institute of Mental Health, Cure Therapeutics and Strategic Prevention: Raising the Bar for Mental Health Research, <http://www.nimh.nih.gov/about/director/publications/cure-therapeutics-and-strategic-prevention-raising-the-bar-for-mental-health-research.shtml>, 12/30/09

<sup>42</sup> *Substance Abuse and Homelessness*, National Coalition for the Homeless, July 2009.

<sup>43</sup> Ibid

### HOMELESS DUALY DIAGNOSED

Dually diagnosed individuals suffer both severe mental illness and substance abuse problems. As reported above, SAMHSA estimates that 20 to 25 percent of the homeless population in the United States suffers from some form of severe mental illness and half of this sub-group has an alcohol and/or drug problem. Homeless individuals with substance addiction and mental illness face an increased risk for violence and more frequently cycling between the streets, jails, and emergency rooms. Additionally, recovery and stabilization are hampered by the fact that many programs for homeless people with mental illnesses do not accept people with substance abuse disorders; conversely, many programs for homeless substance abusers do not treat people with mental illnesses. Utilizing the national estimated delineated above, it is estimated that **130** of Costa Mesa's homeless population are dually diagnosed.

### HOMELESS VICTIMS OF DOMESTIC VIOLENCE

Domestic violence is defined as emotionally and/or physically controlling an intimate partner, often involving tactics such as physical assault, stalking, and sexual assault.<sup>44</sup> The National Coalition Against Domestic Violence (NCADV) estimates that one in every four women will experience domestic violence in her lifetime. Each year, an estimated 1.3 million women are victims of physically assaulted by an intimate partner.<sup>45</sup> The NCADV also estimates that victims of domestic violence lost about 8 million days of paid work because of the violence that they experienced, and approximately \$4.1 billion is spent directly on mental health and medical services for domestic violence victims.<sup>46</sup> According to the NCH, in 2008, 28 percent of families were homeless because of domestic violence.

Because victims of domestic violence often have poor credit records and employment histories, it often takes longer to find permanent affordable housing. The NCADV estimates that, "On a given day, 1,740 [victims of domestic violence] could not be provided emergency shelter and 1,422 could not be provided transitional shelter."<sup>47</sup> Using the NCH's estimate, there are **363** individuals in Costa Mesa are homeless due to domestic violence.

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<sup>44</sup> Domesticviolence.org

<sup>45</sup> Domestic Violence Facts, National Coalition Against Domestic Violence, July 2007.

<sup>46</sup> Ibid

<sup>47</sup> Ibid

## HOMELESS YOUTH

Homeless youth are individuals under the age of eighteen who lack parental, foster, or institutional care. The NCH utilizes a 2002 U.S. Department of Justice report as the source to estimate the number of homeless youth at 1,682,900. "This number is equally divided among males and females, and the majority of them are between the ages of 15 and 17."<sup>48</sup> Other NCH source estimates that unaccompanied youth account for one percent of the urban homeless population.

The NCH reports that the causes of homelessness among youth fall into three general categories:

- Family problems - Many youths leave home after years of physical and sexual abuse, strained relationships, addiction of a family member, and/or parental neglect.<sup>49</sup>
- Economic problems - Some youth become homeless when their families suffer a financial crisis. These youth become homeless with their families but were separated from their family due to shelter or child welfare policies.<sup>50</sup>
- Residential instability - There is a strong correlation between homeless and a history of foster care at an earlier age. Some youth living in residential or institutional facilities become homeless upon discharge. One national study reported that one in five youth who arrived at shelters came directly from foster care, and that more than one in four had been in foster care in the previous year.<sup>51</sup>

Homeless youth face many challenges on the streets. In general, there is a lack of shelter beds for youth; shelter admission policies often exclude youths, and youths prefer greater autonomy than compliance with shelter house rules. Additionally, because of their age, homeless youth have few legal means by which they can earn enough money to meet basic needs. Many homeless adolescents find that exchanging sex for food, clothing, and shelter is their only chance of survival on the streets. Homeless experts state that homeless youth would benefit from programs that meet immediate needs first, educational outreach programs, assistance in locating job training and employment, transitional housing, health care, and affordable housing.<sup>52</sup>

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<sup>48</sup> *Homeless Youth, NCH Fact Sheet #13*, National Coalition for the Homeless, June 2008.

<sup>49</sup> Ibid

<sup>50</sup> Ibid

<sup>51</sup> Ibid

<sup>52</sup> Ibid

The 2009 Orange County PITS did not measure the number of homeless youth; however, using the national standard of one percent of the homeless population being a “youth,” it is estimated there are **13 homeless youth** in Costa Mesa.

#### **HOMELESS PERSONS LIVING WITH AIDS**

Based on statistics from the Center for Disease Control, the NCH reports that in 2006, 1,106,400 people in the United States had HIV. “By the end of 2007, 455,636 of these people had progressed to AIDS, including 889 children under the age of 13. Among the homeless, HIV/AIDS is even more prevalent.”<sup>53</sup> It is estimated that in 2006, 3.4 percent of the nation’s homeless were HIV-positive (compared to 0.4 percent of adults and adolescents in the general population).

The NCH reports that HIV/AIDS and homelessness are intricately related. “The costs of health care and medications for people living with HIV/AIDS (PLWHA) are often too high for people to keep up with. In addition, PLWHA are in danger of losing their jobs due to discrimination or ... frequent health-related absences. As a result, up to 50% of PLWHA in the United States are at risk of becoming homeless. In addition, the conditions of homelessness may increase the risk of contracting HIV. A disproportionately large number of homeless people suffer from substance abuse disorders. Many homeless people inject drugs intravenously and may share or reuse needles. This practice is responsible for 13% of HIV/AIDS diagnoses in the United States.”<sup>54</sup>

The 2009 PITS estimates that nearly one percent of the County’s homeless are living with HIV, AIDS or related illnesses. Using this standard, it is estimated that 13 homeless individuals in Costa Mesa have HIV/AIDS; however, as delineated earlier in this chapter, Costa Mesa has one of the largest percentage of HIV and AIDS cases in the County, therefore applying the national estimate (3.4 percent) may be more accurate. Based on this factor, it is estimated that **44 Costa Mesa homeless individuals** are living with HIV/AIDS.

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<sup>53</sup> *HIV/AIDS and Homelessness*, National Coalition for the Homeless, July 2009.

<sup>54</sup> *Ibid*

## HOMELESS VETERANS

The NCH estimates nationwide there are between 130,000 and 200,000 homeless veterans on any given night. This figure represents between one-fourth and one-fifth of all homeless people. "Many veterans are struggling with excessive rent burden and thus are at increased risk of becoming homeless."<sup>55</sup> Utilizing data from the U.S. Department of Veterans Affairs (VA), the NCH further reports that the nation's homeless veterans are mostly males (only four percent are females), mostly single, come from poor and disadvantaged communities, suffer from mental illness (45 percent), and half have substance abuse problems."<sup>56</sup>

Additional statistics regarding homeless veterans includes the following:

- 23% of homeless population are veterans
- 17% of homeless vets are post-Vietnam era
- 15% of homeless vets are pre-Vietnam era
- 25% of homeless vets have used VA Homeless Services
- 79% of homeless vets reside in central cities
- 16% of homeless vets reside in suburban areas
- 33% of the male homeless population are veterans
- 5% of homeless veterans reside in rural areas
- 85% completed high school/GED, compared to 56% of non-veterans
- 89% of homeless vets received Honorable Discharge
- 76% of homeless vets experience alcohol, drug, or mental health problems
- 46% of homeless vets are white males compared to 34% non-veterans

Additionally, female homeless veterans represent 3 percent of homeless veterans. They are more likely than male homeless veterans to suffer serious psychiatric illness but they are less likely to suffer from addiction disorders.

Orange County's homeless veteran population closely mirrors national trends. The 2009 PITS estimates that 16 percent of the homeless are veterans; this would set Costa Mesa's homeless veterans population at approximately 210.

<sup>55</sup> *Homeless Veterans*, National Coalition for the Homeless, September 2009.

<sup>56</sup> Ibid

As part of the nature and extent of homelessness in the community analysis, HUD requires that the City prepare a gaps analysis based on the City's current homeless shelter inventory and "Unmet Need/Gap." This required data is provided as **TABLE 13: HUD TABLE 1A HOMELESS AND SPECIAL NEEDS POPULATIONS** (also references as the "Continuum of Care: Housing Gap Analysis").

**TABLE 13: HUD Table 1A -Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart (Required)**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	0	0	459
	Transitional Housing	18	0	288
	Permanent Supportive Housing	0	0	0
	<b>Total</b>	<b>18</b>	<b>0</b>	<b>747</b>
<b>Persons in Families with Children</b>				
<b>Beds</b>	Emergency Shelter	0	0	212
	Transitional Housing	234	0	84
	Permanent Supportive Housing	0	0	0
	<b>Total</b>	<b>234</b>	<b>0</b>	<b>296</b>

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<i>Emergency</i>	<i>Transitional</i>		
<b>Example:</b>	<b>75</b>	<b>125</b>	<b>105</b>	<b>305</b>
1. Homeless Individuals	0	18	747	765
2. Homeless Families with Children <sup>1</sup>	0	94	118	212
2a. Persons in Homeless Families with Children	0	234	296	530
<b>Total (lines 1 + 2a)</b>	<b>0</b>	<b>252</b>	<b>1,043</b>	<b>1,295</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless	18		111	129
2. Seriously Mentally Ill	0			
3. Chronic Substance Abuse	0			
4. Veterans	0			
5. Persons with HIV/AIDS	0			
6. Victims of Domestic Violence	46			
7. Youth	0			

1. Assumes 2.5 persons per homeless families with children.

**HOMELESSNESS BY RACE**

HUD requires that if practical, the City evaluate the needs of the homeless by race and ethnicity. In light of the difficulty in obtaining information regarding the homeless in general, the City did not attempt to determine race/ethnicity of the community's homeless. It is reasonable to assume that race/ethnicity of Costa Mesa's homeless population is consistent with the findings of the 2009 PITS. This information is listed below (see TABLE 14).

**TABLE 14 – ORANGE COUNTY HOMELESS BY RACE AND ETHNICITY**

RACE	PERCENT OF ESTIMATED HOMELESS POPULATION
White	56.2%
Hispanic/Latino	21.0%
Black/African American	10.6%
American Indian/Alaska Native	2.3%
Asian	2.0%
Pacific Islander	1.7%
Other/Multi-Ethnic	6.2%
<b>TOTAL</b>	<b>100%</b>

Source: 2009 Orange County Homeless Census and Survey (PITS)

**LEAD-BASED PAINT HAZARDS**

Lead-paint hazards are typically found in buildings constructed prior to 1978 – the year lead-based paint was removed from the U.S. consumer market. According to the Center for Disease Control and Prevention (CDC) approximately 250,000 U.S. children age 5 and younger remain at risk for exposure to harmful lead levels (i.e., blood lead levels greater than the CDC recommended level of 10 micrograms of lead per deciliter of blood (mcg-dL)). It is important to note; however, that the CDC reports blood lead levels in children age five and younger has declined 89 percent between 1976 and 2004. “This decline is largely a result of the phase-out of leaded gasoline and efforts by federal, state, and local agencies to limit lead paint hazards in housing. The latter has resulted in a decline in housing units with lead paint hazards...”<sup>57</sup>

Lead poisoning can affect nearly every system in a child's body. Lead poisoning can lead to learning disabilities and behavioral problems - at high levels, seizures, coma and death are possible. Children age five and under are at the highest risk of poisoning because they are

<sup>57</sup> “Children with Elevated Blood Lead Levels Related to Home Renovation, Repair, and Painting Activities - New York State, 2006-2007,” Center for Disease Control, MMWR Weekly, January 30, 2009.

easily exposed to lead-paint through two pathways: directly by eating paint chips or indirectly by ingesting lead-containing house dust or soil through normal hand-to-mouth contact.

Studies regarding the prevalence of lead-based paint hazards estimate that 25% of the nation's housing stock had significant lead-based paint hazards in the form of deteriorated paint, lead dust, or bare soil lead.<sup>58</sup> This study found that the prevalence of lead-based paint hazards varied by geographic region, the age of the housing unit, and household income, for example:

- 35 percent of housing units occupied by low-income households had lead paint hazards – only 19 percent of housing units occupied by middle- and upper-income households had such hazards
- Approximately 16 percent of housing units in the Western U.S. were reported to have lead-based paint hazards compared to 40 percent of Northeastern housing units
- An estimated 68 percent of housing units built prior to 1940 had lead-paint hazards. Additionally, it is estimated that 43 percent of housing constructed between 1940 and 1959 had lead hazards. For housing built between 1960 and 1977, only 8.4 percent had lead-based paint hazards, and 3.5 percent of housing built between 1978 and 1988 were found to contain lead-paint hazards
- Approximately 25 percent of units housing households with children age zero to five, and that had a household income under \$30,000, were reported to contain a lead-based paint hazard

Based on these national trends, it is estimated that 14.7 percent of Costa Mesa's pre-1978 housing units have some level of lead-based paint hazard.

The County of Orange Health Care Agency collects statistics regarding the number of children age 16 and younger, with a blood lead level greater than or equal to 10 mcg/dL, i.e., the CDC "level of concern." The County stipulates that it does not maintain an all-inclusive list, and it does not identify the source of the lead poisoning. In addition to lead-based paint, other sources of lead contamination may include clay pottery and candy; nonetheless, OC-HCD's information is important as it provides a gauge of the problem in the

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<sup>58</sup> *"The Prevalence of Lead-Based Paint Hazards in U.S. Housing,"* Environmental Health Perspectives, Volume 110, Number 10, October 2002.

City. TABLE 15 provides information regarding the number of children with elevated blood lead levels for the City of Costa Mesa for five-year period:

**TABLE 15: COSTA MESA CHILDREN WITH BLOOD LEAD LEVEL OF CONCERN**

YEAR	CHILDREN 16 YRS. OR LESS WITH BLOOD LEAD LEVEL > 10 MCG/DL
2005-2006	10
2006-2007	13
2007-2008	11
2008-2009	5
7/1/09-11/10/09	0

Source: Orange County Health Care Agency October 2009

As stated at the outset of this discussion, the number of elevated blood lead levels reported nationwide has declined, this same trend is evident in Costa Mesa.

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## HOUSING MARKET ANALYSIS

### CHARACTERISTICS OF COSTA MESA'S HOUSING MARKET

City of Costa Mesa has undertaken an analysis of its current housing market in order to facilitate the development of the **Consolidated Plan**. There are several factors that have an impact on the City's housing market including the following:

- Supply
- Demand
- Condition
- Cost

### HOUSING SUPPLY

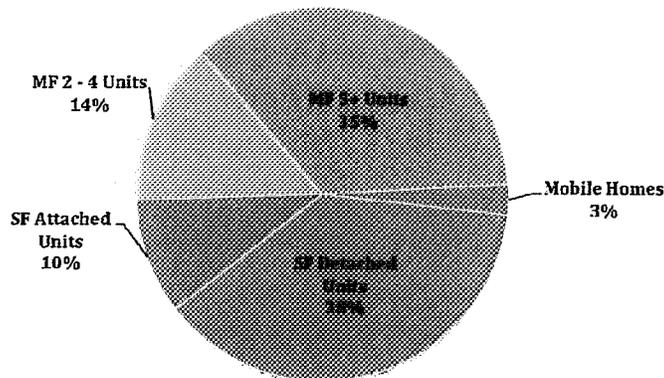
According to the California Department of Finance statistics, as of January 1, 2009, there were 41,891 housing units in Costa Mesa. **TABLE 16** and **GRAPH 9** summarizes this housing unit information by type.

**TABLE 16: COSTA MESA HOUSING CHARACTERISTICS BY TYPE**

TYPE	NUMBER	PERCENT OF TOTAL HOUSING STOCK
Single-Family Detached	15,815	37.8%
Single-Family Attached	4,203	10.0%
Multi-Family (2-4 Units)	5,914	14.1%
Multi-Family (5+ Units)	14,878	35.5%
Mobile Home	1,081	2.6%
<b>TOTAL</b>	<b>41,891</b>	<b>100.0%</b>

Source: CA Dept of Finance Population and Housing Estimates (Table 2 E-5) 1/1/09

**Graph 9 - Housing Units by Type 2009**



Source: CA Dept of Finance Population and Housing Estimates (Table 2 E-5) 1/1/09

Of Costa Mesa’s 41,891 residential units, an estimated 49.6 percent of the City’s housing units were developed as multi-family units. Approximately 47.8 percent were constructed as single-family units, with mobile homes making up the balance of housing units. Not all single-family housing units are owner-occupied. The 2008 American Community Survey indicates that the mix of owner/tenant households leans toward renters (see TABLE 17).

TABLE 17: COSTA MESA HOUSING CHARACTERISTIC BY OCCUPANT TENURE

TENURE TYPE	PERCENT
Renter Occupied	57.8%
Owner Occupied	42.2%
<b>TOTAL</b>	<b>100%</b>

Source: 2008 American Community Survey 1-Yr Estimates, Table B25003.

Costa Mesa is nearly built-out and thus lacks large parcels of vacant land that are suitable for new residential development. In recent years the City has begun to recycle land in order to accommodate housing, commercial and industrial development.

## HOUSING DEMAND

Orange County’s economy has experienced significant changes during the past five-years. In the last two years, the City and the region as a whole has been impacted by the contracting world economy. The impact on the City’s housing market is significant – decreased home values and increased foreclosures. Nonetheless, Costa Mesa and Orange County still have very low vacancy rates. The State of California has established a 5% vacancy rate as the standard signaling the adequate supply of housing opportunities for a community. According to the State Department of Finance, as of January 1, 2009, Costa Mesa’s housing vacancy rate for all housing unit types was estimated at 2.97 percent - Orange County’s vacancy rate was 3.35 percent and the State rate was 5.89 percent.<sup>59</sup> Ideally, vacant units should be available in various housing types, sizes, price ranges, and locations within the community.

The Wall Street Journal reported in October 2009 that the current rental market is driving rents down, “most sharply in markets that had been chugging along until a year ago... including Tacoma, San Jose, and Orange County [CA]... Driving the change is the troubled employment market, which is closely tied to rentals. With unemployment at 9.8% - a 26-

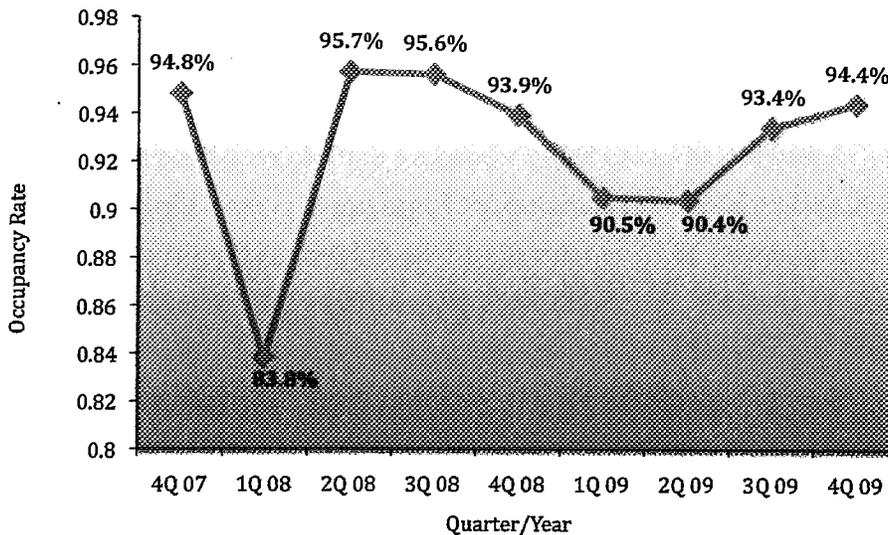
<sup>59</sup> CA Dept of Finance Population and Housing Estimates (Table 2 E-5) 1/1/09.

year high - more would-be renters are doubling up or moving in with family and friends during periods of job loss... Nationally, effective rents have fallen by 2.7% over the past year, to around \$972.” The Wall Street Journal states that apartment vacancy rate increased and rents continued to fall in the third quarter. Rents have fallen fastest in traditionally strong rental markets that have seen heavy job losses and in a market where foreclosed homes and condominiums have competed with rentals. The biggest declines over the past 12 months included the following:

San Jose, CA	-8.0%	Ventura County, CA	-5.1%
New York	-6.8%	Los Angeles, CA	-4.6
Orange County, CA	-5.5%	Miami	-4.6
San Francisco, CA	-5.3%	Las Vegas	-4.6

**GRAPH 10** provides information regarding Costa Mesa’s rental housing occupancy rate over the past nine quarters. The percent change from the fourth quarter of 2008 to the fourth quarter of 2009 was a 0.5 percent, however it is important to note significant dips in the occupancy rate at various times in a 9-quarter period.

**Graph 10 - Costa Mesa Rental Housing Occupancy Rate (by Qrts)**



Source: RealFacts, January 2010

**TABLE 18** summarizes the City’s average rental housing occupancy rate over a five-year period. Consistent with market trends, the number of vacant rental units has increased over the past two years.

**TABLE 18: COSTA MESA AVERAGE ANNUAL RENTAL HOUSING OCCUPANCY RATE**

<b>YEAR</b>	<b>AVERAGE OCCUPANCY RATE</b>
2005	96.3%
2006	96.7%
2007	96.1%
2008	92.2%
2009	92.2%
<b>5 YR. CHANGE</b>	<b>-4.1%</b>

Source: RealFacts, January 2010

**HOUSING CONDITION**

Well-maintained housing is a critical part of safe and healthy neighborhoods. Housing conditions also influence property values and the City’s image. Generally, homes built in the last 30 years are in good shape with little repair required. Homes begin to show age after 30 years and can require more significant maintenance and even extensive rehabilitation. Generally, homes built 50 or more years ago (unless well-maintained) are more likely to require substantial repairs than newer homes. Older homes may also be in need of retrofitting to meet current earthquake, energy, and fire safety standards.

Approximately 75 percent of Costa Mesa’s housing units were during the three decades of the 1950s, 1960s and 1970s. A breakdown of the age (i.e., the year of construction) by tenure is provided in **TABLE 19**. The majority of Costa Mesa residential properties are well-maintained and are in good to excellent condition; however, it is important to note that the majority of the City’s housing units are 40 to 60 year old. This fact has significant implications on the housing needs of the community (for example, after 30 years, major building systems such as roofs and plumbing begin to deteriorate and require repairs or replacement). Additional implications come to light when evaluating the age of the City’s housing stock by tenure. Of particular significance is the fact that less than one percent of the City’s rental housing has been constructed during the past decade (compared to 5.2 percent for owner occupied housing). This limited growth in new rental housing may result in the accelerated deterioration of the City’s existing rental housing stock and lead to increase overcrowding.

TABLE 19: AGE OF COSTA MESA HOUSING STOCK BY TENURE

YEAR BUILT	OWNER	RENTAL
	% OF UNITS	% OF UNITS
Pre- 1940	1.0%	0.7%
1940 – 1949	5.3%	5.4%
1950 – 1959	25.5%	13.7%
1960 – 1969	31.4%	37.4%
1970 – 1979	17.7%	25.5%
1980 – 1989	7.2%	12.2%
1990 – 1999	6.7%	4.7%
2000 – or later	5.2%	0.5%

Total percentages may not equal 100% due to rounding error.  
Source: U.S. Census Bureau Census 2008 American Community Survey

Overall, the City’s housing stock is in good conditions. According to the City’s Code Enforcement staff, less than ten percent of the City’s housing stock is in need of minor repairs. Only two percent of the housing units may be considered in need of substantial rehabilitation and between one and three units in the City are in need of replacement.<sup>60</sup>

Another factor that impacts the condition of the community’s housing stock is **occupancy**, specifically **overcrowding**. The *2008 American Community Survey*, an estimated that 13 percent of rental units and 4 percent of owner-occupied units in Costa Mesa were overcrowded (i.e., occupied by 1.01 or more persons per room). Applying these percentages to Costa Mesa’s 2009 owner-occupied and renter-occupied housing unit estimates, approximately 3,245 rental units and 799 owner-occupied units are overcrowded. As discussed previously, the Census/HUD definition of overcrowded living conditions is significantly different from the State definition that the City is required to enforce. State housing unit occupancy standards are based on the persons per square footage (see TABLE 7, page 16).

Another means of assessing the occupancy is by comparing occupancy as a function of the number of persons per housing unit. Based on January 1, 2009 estimates from the State of California Department of Finance, Costa Mesa has the 23<sup>rd</sup> highest ratio of persons per housing unit among all 34 Orange County jurisdictions – 2.79 persons per housing unit. By

<sup>60</sup> The City of Costa Mesa 2006-2014 Housing Element, page HOU-35.

comparison Santa Ana had the highest ratio among Orange County cities – 4.71, Irvine had 2.71 persons per housing unit, Huntington Beach 3.65 persons per housing unit, and Newport Beach 2.20 persons per housing unit. The Orange County community with the lowest ratio of persons per housing unit was Laguna Woods at 1.46.

**HOUSING COST**

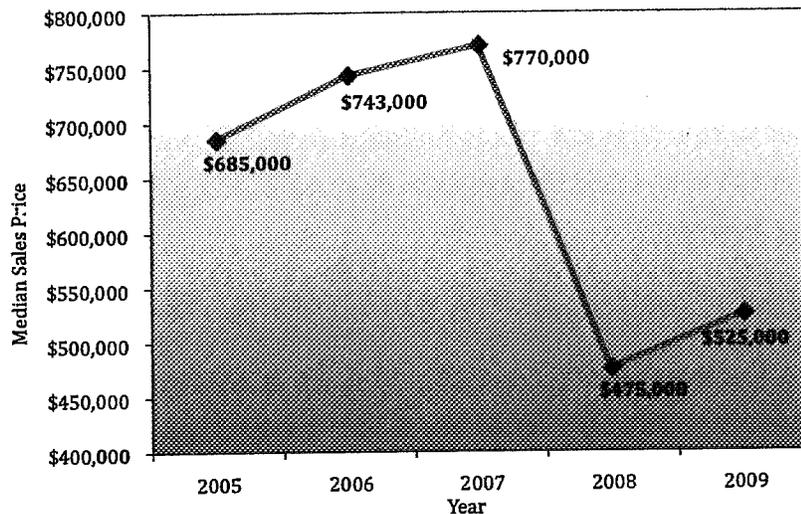
As with other factors evaluated in the Housing Market Analysis, the cost of housing in Costa Mesa is an important element that will dictate strategies to address priority housing needs. The City’s Housing and Community Development Department conducted an analysis of housing sales in late 2009, which identified the median home sales price in Costa Mesa at \$525,000 for a detached housing. TABLE 20 provides a summary of Costa Mesa’s median home sales price from 2005-2009 – GRAPH 11 depicts the movement of City’s median home sales prices listed in TABLE 20.

**TABLE 20: COSTA MESA MEDIAN HOME SALES PRICE - 2005-2009**

YEAR	MEDIAN HOME SALES PRICE DETACHED
2005	\$685,000
2006	\$743,000
2007	\$770,000
2008	\$475,000
2009	\$525,000

Source: Stewart Title Co.

**Graph 11 - Costa Mesa Five-Year Median Home Sales Prices**



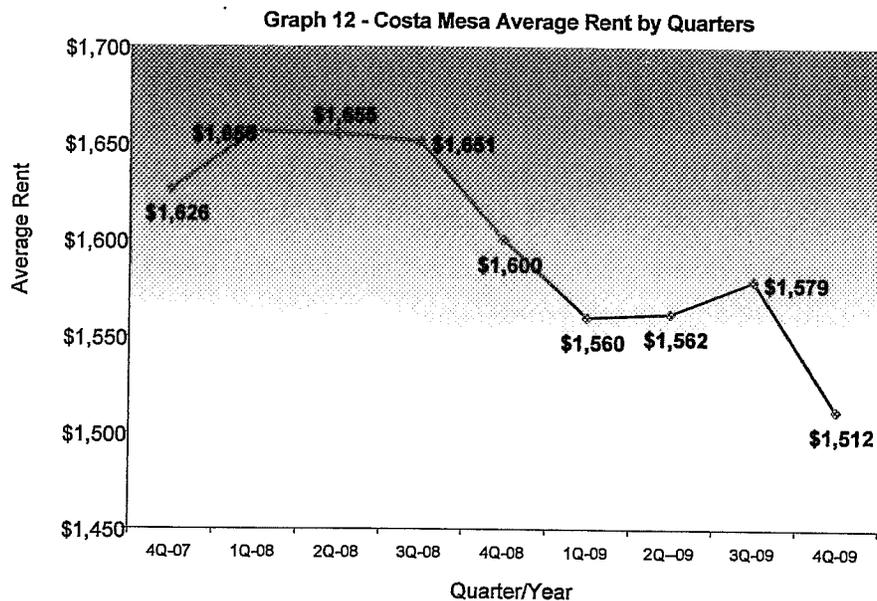
Source: Stewart Title Co.

HUD also requires that the City undertake an analysis of the City's rental housing stock. TABLES 21 and 22 provide an overview of Costa Mesa's rental housing history over recent quarters and over the past five years (respectively). GRAPHS 12 plots data for TABLE 22.

TABLE 21: COSTA MESA AVERAGE RENT BY QUARTERS

UNIT SIZE	4TH QRT 2007	1ST QRT 2008	2ND QRT 2008	3RD QRT 2008	4TH QRT 2008	1ST QRT 2009	2ND QRT 2009	3RD QRT 2009	4TH QRT 2009	1 YR. CHANGE
Average All Units	\$1,626	\$1,656	\$1,655	\$1,651	\$1,600	\$1,560	\$1,562	\$1,579	\$1,512	-5.4%
Studio	\$1,261	\$1,241	\$1,238	\$1,259	\$1,202	\$1,172	\$1,168	\$1,178	\$1,118	-7.1%
Jr 1Bd	\$1,240	\$1,355	\$1,357	\$1,356	\$1,353	\$1,295	\$1,233	\$1,263	\$1,267	-6.3%
1Bd 1Bth	\$1,465	\$1,478	\$1,478	\$1,467	\$1,450	\$1,386	\$1,418	\$1,420	\$1,364	-5.9%
2Bd 1Bth	\$1,545	\$1,559	\$1,571	\$1,573	\$1,546	\$1,529	\$1,454	\$1,443	\$1,410	-8.8%
2Bd 2Bth	\$1,905	\$1,953	\$1,948	\$1,934	\$1,827	\$1,826	\$1,825	\$1,867	\$1,747	-4.4%
2Bd TH	\$1,953	\$1,920	\$1,937	\$1,955	\$1,948	\$1,871	\$1,846	\$1,803	\$1,836	-5.8%
3Bd 2Bth	\$2,117	\$2,085	\$2,114	\$2,147	\$2,089	\$2,036	\$2,009	\$1,998	\$1,980	-5.3%
3Bd TH	\$2,305	\$2,248	\$2,249	\$2,249	\$2,229	\$2,229	\$1,987	\$2,051	\$2,014	-9.6%

Source: RealFacts January 2010



Source: RealFacts, January 2010

TABLE 223: COSTA MESA AVERAGE RENT BY YEARS – 2001-2009

UNIT SIZE	2001	2002	2003	2004	2005	2006	2007	2008	2009	4 YR. CHANGE
AVERAGE ALL UNITS	\$1,202	\$1,227	\$1,270	\$1,324	\$1,402	\$1,503	\$1,590	\$1,640	\$1,553	10.8%
Studio	\$945	\$965	\$995	\$1,043	\$1,092	\$1,181	\$1,247	\$1,235	\$1,159	6.1%
Jr 1Bd	\$940	\$950	\$971	\$1,025	\$1,076	\$1,169	\$1,212	\$1,355	\$1,265	17.5%
1Bd 1Bth	\$1,093	\$1,110	\$1,154	\$1,201	\$1,275	\$1,358	\$1,535	\$1,468	\$1,397	9.5%
2Bd 1Bth	\$1,173	\$1,204	\$1,224	\$1,272	\$1,349	\$1,444	\$1,514	\$1,562	\$1,459	8.1%
2Bd 2Bth	\$1,390	\$1,415	\$1,470	\$1,533	\$1,621	\$1,739	\$1,849	\$1,916	\$1,816	12.0%
2Bd TH	\$1,499	\$1,497	\$1,551	\$1,576	\$1,708	\$1,845	\$1,952	\$1,940	\$1,839	7.7%
3Bd 2Bth	\$1,574	\$1,590	\$1,677	\$1,748	\$1,879	\$1,994	\$2,072	\$2,109	\$2,005	6.7%
3Bd TH	\$1,692	\$1,717	\$1,783	\$1,853	\$2,008	\$2,246	\$2,322	\$2,244	\$2,072	3.2%

Source: RealFacts, January 2010

### VACANT AND UNDERUTILIZED LAND

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet the regional need. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Orange.<sup>61</sup> The RHNA is distributed by income category. For the 2008 Housing Element update, the City has been allocated a RHNA of 1,682 units comprised of the following mix of units:

- Extremely Low (up to 30 percent AMI): 176 units (12.4 percent)
- Very Low-Income (31 to 50 percent of AMI): 177 units (12.6 percent)
- Low-Income (51 to 80 percent of AMI): 289 units (17.2 percent)
- Moderate-Income (81 to 120 percent of AMI): 330 units (19.6 percent)
- Above Moderate-Income (more than 120 percent of AMI): 710 units (42.2 percent)

Housing units constructed or permitted, or affordable at-risk units preserved since January 1, 2006 can be credited toward the RHNA for the current Housing Element cycle. Since

<sup>61</sup> Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

January 1, 2006, a total of 183 housing units have been constructed in Costa Mesa. These include 161 single-family units and 22 multi-family units. Among the constructed units, 29 units are affordable to lower income households. The City is also allowed to take credit for up to 25 percent of the lower income RHNA goals when existing units are preserved through affordability covenants. Meeting RHNA goals can also be achieved by ensuring a portion of newly constructed housing units are income-restricted. TABLE 23 provides a summary of the “progress” the City has made toward meeting RHNA goals and how planned preservation and new construction activities will be used to meet regional housing needs:

**TABLE 23: PROGRESS TOWARD RHNA GOALS**

	EXTREMELY LOW/VERY LOW INCOME	LOW	MODERATE	ABOVE MODERATE	TOTAL
<b>Required RHNA</b>	<b>353</b>	<b>289</b>	<b>330</b>	<b>710</b>	<b>1,682</b>
New Construction	16	13		154	183
Preservation <sup>1</sup>	88	72			160
Approved/Under Construction	5	3	807	1,376	2,191
<b>Remaining Lower Income RHNA</b>	<b>244</b>	<b>201</b>	--	--	<b>455</b>

Source: City of Costa Mesa Housing Element, page HOU-73.

1. The preservation goal was based on the rehabilitation and extension of covenants on Bethel Towers, a 270 unit mid-rise senior housing project. Since the Housing Element was prepared, project owners have withdrawn the proposed project; therefore the 88 units to be preserved are no longer available to count toward meeting RHNA goals.

State law requires that the City ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate for new housing units that will be used to meet RHNA goals. The Housing Element contains an inventory of vacant and underutilized land that can be used to develop these housing opportunities. TABLE 24 lists vacant sites and MAP 1 illustrates the location these sites. The majority of the vacant sites in the City are small, with the exception of one. TABLE 25 provides a list of underutilized sites that can be used for housing development, and MAP 1 illustrates the location of respective sites.

TABLE 24 - SUMMARY OF VACANT SITES SUITABLE FOR HOUSING DEVELOPMENT

	ADDRESS	ZONE	GP	PERMITTED DENSITY RANGES	ACREAGE	CAPACITY (POTENTIAL USE)	ADDITIONAL ENTITLEMENTS REQUIRED	AFFORDABILITY LEVEL
1	3265 Dakota Ave	R1	LDR	1-7 du/ac	0.14	1 Unit	None	Above Moderate
2	200 block of Esther St	R1	LDR	1-7 du/ac	0.18	1 Unit	None	Above Moderate
3	200 block of Esther St	R1	LDR	1-7 du/ac	0.18	1 Unit	None	Above Moderate
4	227 Monte Vista Ave	R1	LDR	1-7 du/ac	0.64	4 Units	Subdivision	Above Moderate
5	2187 Miner Street	R2-MD	MDR	6-12 du/ac	0.19	2 Units	Development Review	Above Moderate
6	2195 Pacific Ave	R2-MD	MDR	6-12 du/ac	0.58	6 Units	Design Review	Above Moderate
7	2000 Block of Wallace Ave	R2-MD	HDR	7-14 du/ac	0.21	4 Units	Design Review	Above Moderate
8	2029 Charlie Dr	R2-MD	HDR	7-14 du/ac	0.32	6 Units	Design Review	Above Moderate
9	1856 Placentia Ave	R3	HDR	7-20 du/ac	0.15	3 Units	Design Review	Above Moderate
10	1856 Placentia Ave	R3	HDR	7-20 du/ac	0.15	3 Units	Design Review	Above Moderate
11	791 Center Street	R3	HDR	7-20 du/ac	0.18	3 Units	Design Review	Above Moderate
12	Sakioka Lot 2	PDC	PDC	16-20 du/ac	33.0	528/600 Units	Master Plan	Moderate

Source: City of Costa Mesa Housing Element, page 74.

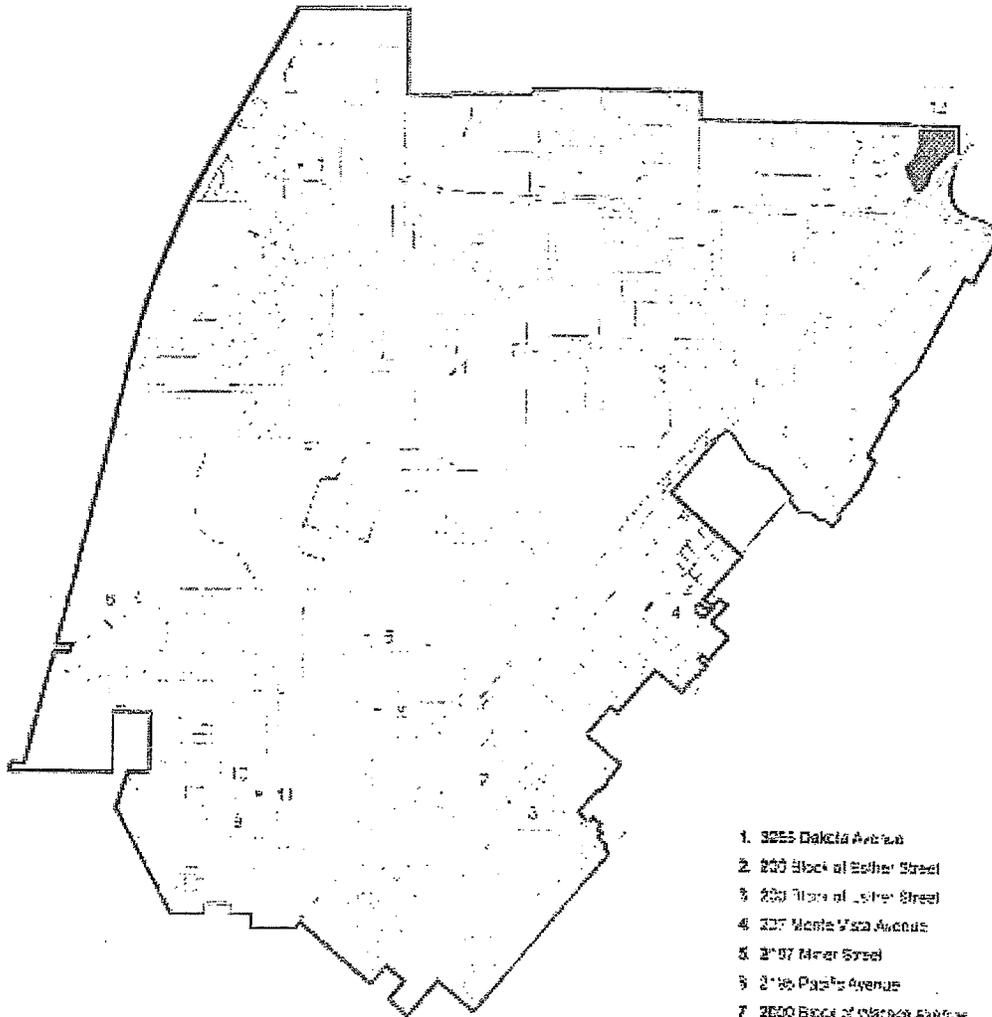
### AREAS OF MINORITY CONCENTRATION

As part of the housing market assessment, HUD requires that the City analyze the concentration of race/ethnic minorities. As demonstrated in **GRAPH 4** and **5**, the largest minority populations in Costa Mesa are Asians (9.6 percent of the City's population) and Hispanics/Latinos (34.8 percent of the City's population). Other minority populations (e.g., African-American, Pacific Islanders) comprise a small proportion of the City's population (less than 1 percent respectively). **MAPS 3** and **4** provide a snapshot of the concentration of Asian and Hispanic populations in Costa Mesa.

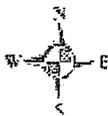
### AREAS OF LOW-INCOME CONCENTRATION

**MAP 5** provides an overview of Costa Mesa's neighborhoods that are predominately Low- and Moderate-income. These are areas of the City where at least 51 percent of residents meet HUD's definition of Low- and Moderate-income (i.e., household income equal to or less than 80 percent of the area median income).

MAP 1: VACANT SITES SUITABLE FOR HOUSING DEVELOPMENT



1. 3255 Dakota Avenue
2. 200 Block of Esther Street
3. 200 Block of Lester Street
4. 227 Monte Vista Avenue
5. 2197 Miner Street
6. 2185 Pacific Avenue
7. 2600 Block of Winchell Avenue
8. 2525 Chase Drive
9. 1632 Pajanta Avenue
10. 1858 Phoenicia Avenue
11. 751 Center Street
12. See also Lot II



1136

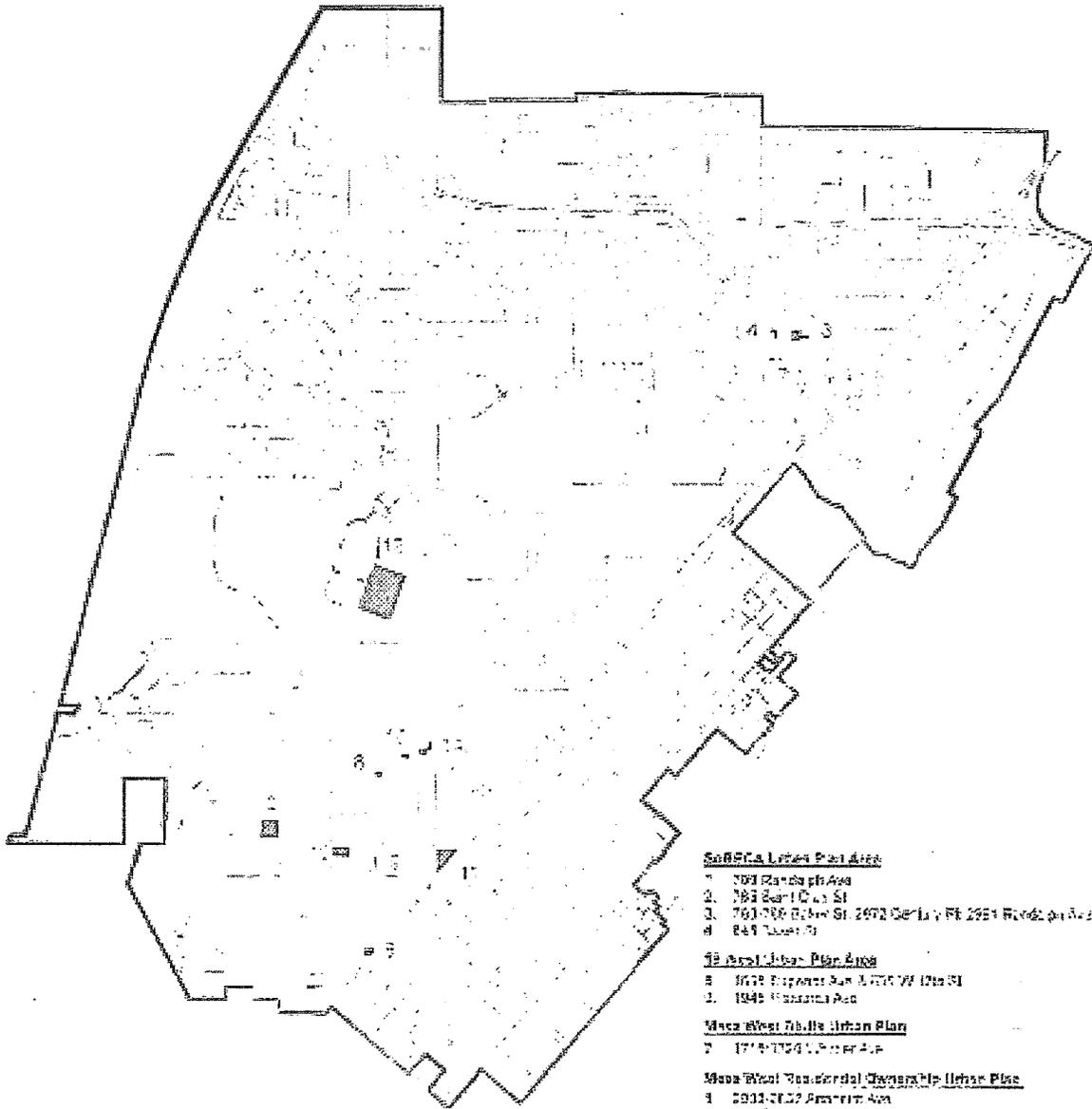
TABLE 25: SUMMARY OF UNDERUTILIZED LAND SUITABLE FOR HOUSING DEVELOPMENT

ADDRESS	ZONE	GP	ACREAGE	CAPACITY (POTENTIAL USE)	EXISTING USE	NET INCREASE	ADDITIONAL ENTITLEMENT REQUIREMENTS	AFFORDABILITY LEVEL	
<b>SOBECA Urban Plan Area</b>									
1	709 Randolph Ave	C2/ Mixed Use	GC	0.23	Demo existing industrial building and construct ground level retail with 5 dwelling units	3,750 sq. ft. industrial building	5 Units	Master Plan	Above Moderate
2	765 Saint Clair St	C2/ Mixed Use	GC	0.09	Demo existing commercial office building and construct 4 live/work lofts	1,120 sq. ft. commercial building	4 Units	Master Plan	Above Moderate
3	763-769 Baker Street, 2972 Century & 2991 Randolph	C2 & MG/ Mixed Use	GC/LI	2.2	Demo existing commercial/ industrial buildings & construct 15-20,000 sq/ft. of retail and artist space & 70+ residential units	35,380 sq. ft. in 3 commercial/ industrial buildings	70 Units	Master Plan	Above Moderate
4	845 Baker Street	C1/ Mixed Use	CG	0.86	Construct 9 live/work units, 22 residential loft units & conversion of existing 11,545 sq. ft. commercial building to parking garage	11,545 sq. ft. commercial building	31 Units	Master Plan	Above Moderate
<b>19 West Urban Plan Area</b>									
5	1695 Superior Ave & 635 W. 17 <sup>th</sup> St	C1/ Mixed Use	NC	1	Demo existing industrial building & construct 10,000 sq. ft. ground level retail space & up to 24 dwelling units	2,300 industrial building	Up to 24 Units	Master Plan	Above Moderate
6	1945 Placentia Ave	MG/ Mixed use	LI	5.34	Demo existing industrial building & construct 192 dwelling units & 26 live/work units	Industrial buildings totaling 81,566 sq. ft.	218 Units	Master Plan	Above Moderate
<b>Mesa West Bluffs Urban Plan</b>									
7	1716/1720 Whittier Ave	MG/ Mixed use	LI	0.36	6 live/work units	2 dwelling units & a 2,500 sq. ft. industrial building	4 Units	Master Plan	Above Moderate
8	2033-2037 Anaheim Ave	R2H/Ownership Overlay	HDR	0.52	9 dwelling units	8 dwelling units	1 Unit	Master Plan	Above Moderate
9	616 Center St & 613 Plumber St	R2H/Ownership Overlay	HDR	0.35	7 dwelling units	3 dwelling units	4 Units	Master Plan	Above Moderate

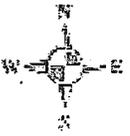
ADDRESS	ZONE	GP	ACREAGE	CAPACITY (POTENTIAL USE)	EXISTING USE	NET INCREASE	ADDITIONAL ENTITLEMENT REQUIREMENTS	AFFORDABILITY LEVEL
10 2068 & 2070 Maple Ave	R2H/Ownership Overlay	HDR	0.54	7 dwelling units	1 dwelling unit & a school	8 Units	Master Plan	Above Moderate
<b>Downtown Redevelopment Project Area</b>								
11 1870 Harbor Blvd	PDC	CC	4.5	Approximately 107,000 sq. ft. of retail & 120 residential condos	Approximately 185,500 sq. ft. 2-story retail center	120 Units	General Plan Amendment, Rezone & Master Plan	Above Moderate
<b>Affordable Housing Sites</b>								
12 2501 W 19 <sup>th</sup> St	I&R	P/I	13.6	30 units per acre	Vacant area of Fairview Developmental Center	170 Units	General Plan Amendment, Rezone & Master Plan Amendment	170 Lower
13 695 W 19 <sup>th</sup> St	C1	GC	2.7	75 units per acre	Parking lot of 1.4 acre Senior Center	120 Units	Master Plan	75 Lower/75 Moderate
14 511 Hamilton St, 2089 Harbor Blvd & 2099 Harbor Blvd	PDC	GC	1.9	Retail & office building & 14 residential units	5,007 sq. ft. in 3 commercial buildings & a parking lot	14 Units	Master Plan	Moderate

Source: City of Costa Mesa Housing Element, page 76 and 77.

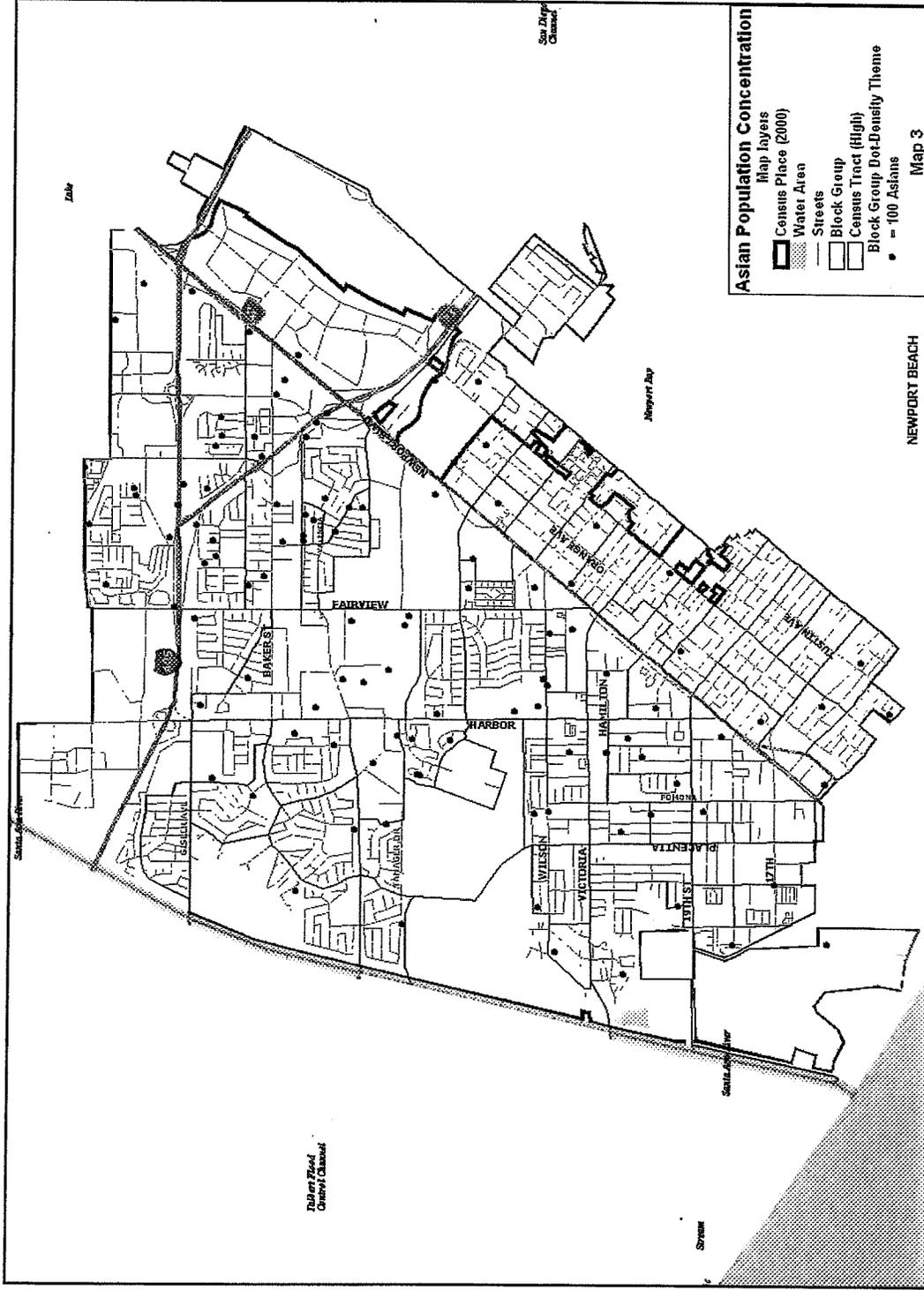
MAP 2: UNDERUTILIZED SITES SUITABLE FOR HOUSING DEVELOPMENT



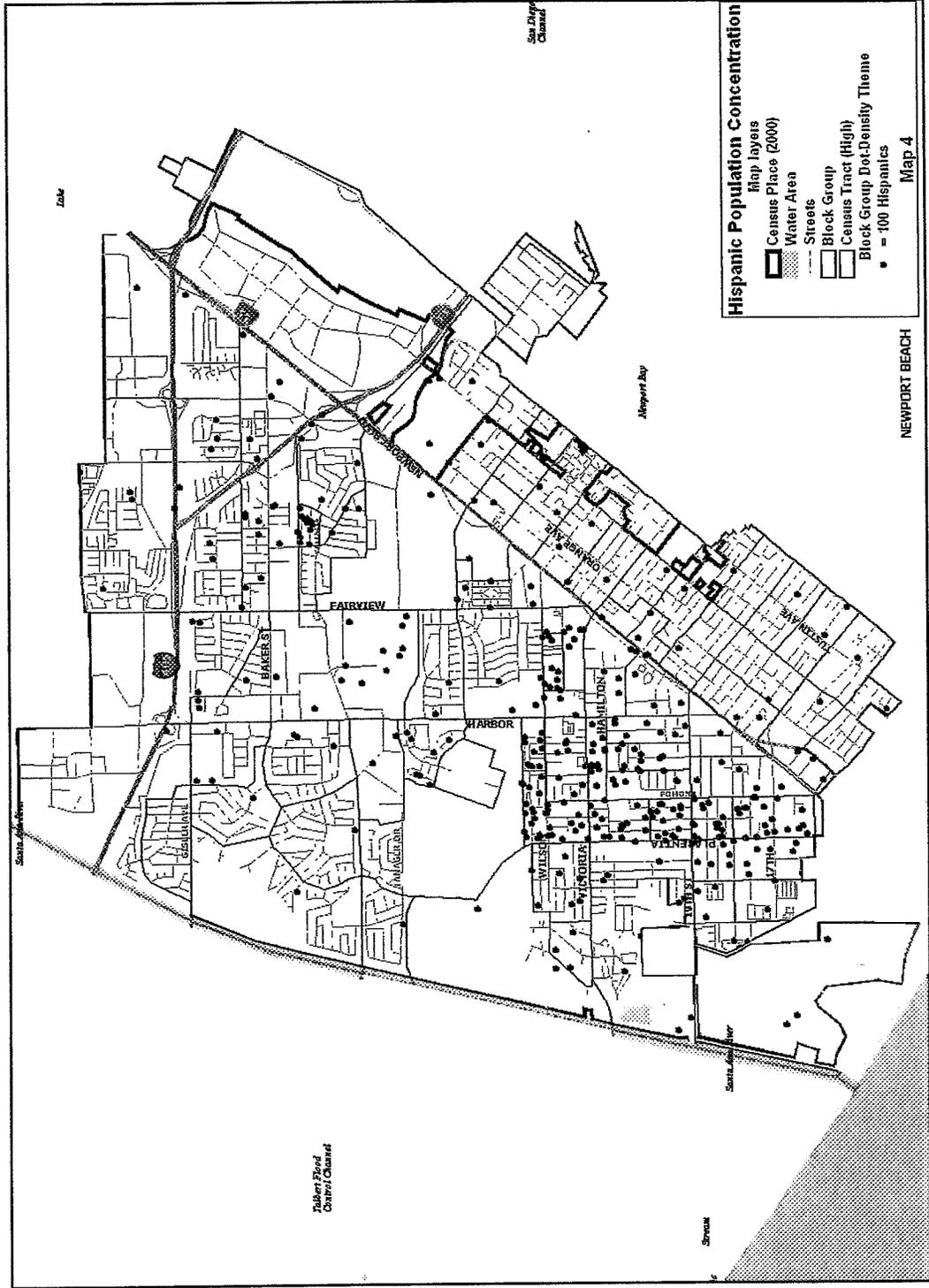
- Suburban Urban Plan Area**
- 1. 701 Randa Pl. Ave
  - 2. 703 East Oak St
  - 3. 701-705 Oak St, 2072 Oak St, 2081 Randa Pl. Ave
  - 4. 845 Oak St
- In-Area Urban Plan Area**
- 5. 1072 Poplar Ave, 1070 W. 10th St
  - 6. 1045 Valencia Ave
- West Hills Urban Plan**
- 7. 1715-1750 Center Ave
- West Commercial/Community Urban Plan**
- 8. 2011-2127 Avenida Ave
  - 9. 210 Center St, 212 Center St
  - 10. 2018 & 2021 Valencia Ave
- Downtown Redevelopment Program Area**
- 11. 1110 Harbor Blvd
- Affordable Housing Sites**
- 12. 2501 Harbor Blvd
  - 13. 208 Harbor Blvd
- Major Streets**
- 14. 511 Harbor St, 2000 Harbor Blvd, 2500 Harbor Blvd



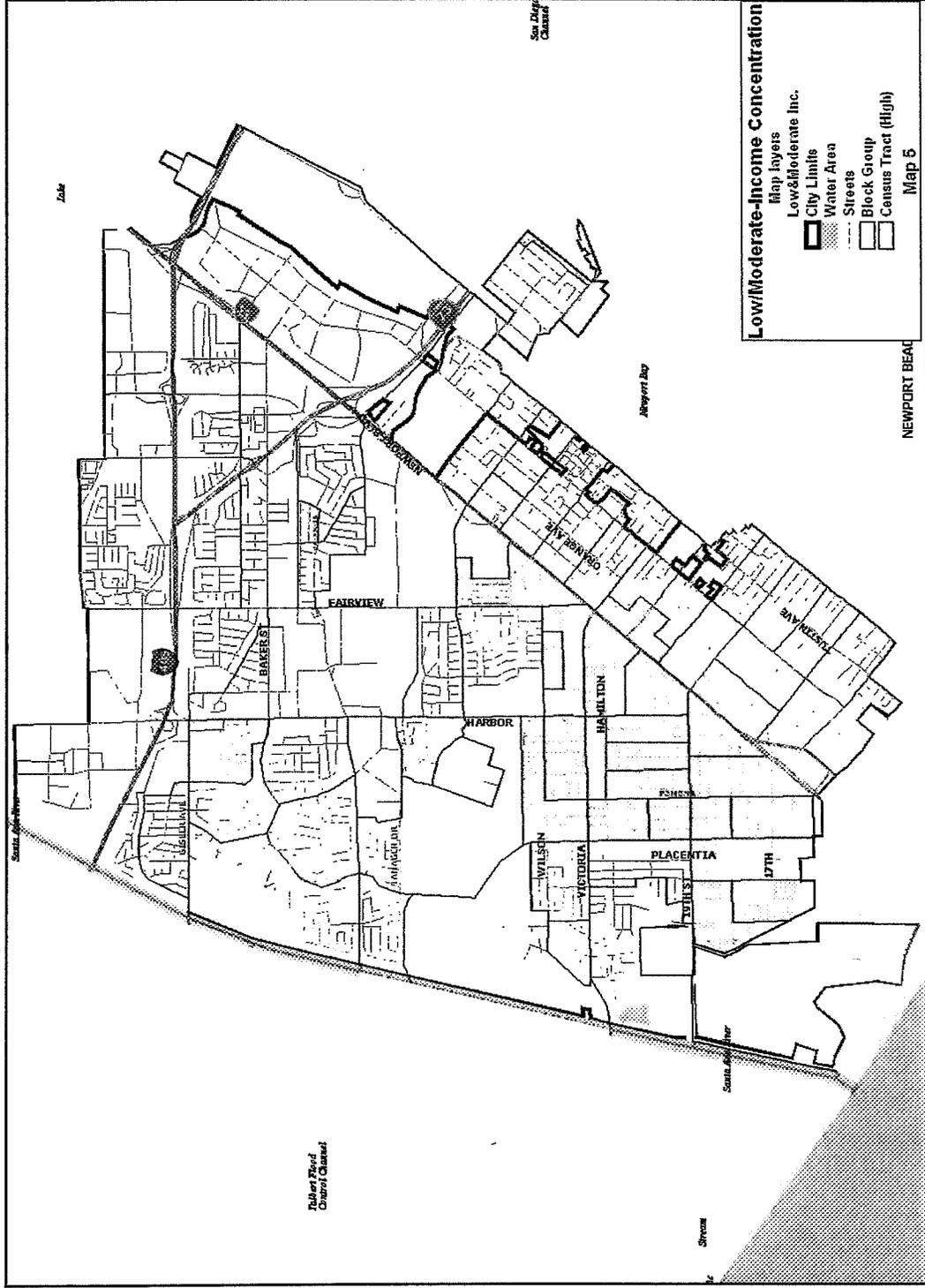
MAP 3: ASIAN POPULATION CONCENTRATION



MAP 4 – HISPANIC POPULATION CONCENTRATION



MAP 5 – LOW- AND MODERATE-INCOME POPULATION CONCENTRATION



## **PUBLIC AND ASSISTED HOUSING**

The City of Costa Mesa does not operate a public Housing Authority; the City works in partnership with the Orange County Housing Authority (OCHA), which administers the federally-funded rental voucher program in Costa Mesa; nonetheless, HUD requires that the Consolidated Plan evaluate the number and condition of assisted units. As of January 2010, OCHA reported that 480 Costa Mesa households participate in the Housing Choice Voucher program. Prior to allowing a tenant to move into a housing unit, OCHA staff initiates a Housing Quality Standard (HQS) inspection - HQS is HUD's minimum housing condition standard. If a unit does not meet HQS conditions the property owner is provided an opportunity to make corrections. When all HQS conditions are met, a program participant is allowed to move into the unit. Each unit under contract is inspected annually to ensure HQS conditions are maintained. As with the initial inspection, a property owner and tenant are given an opportunity to correct HQS deficiencies in order for rental assistance to continue.

## **FEDERAL, STATE & LOCALLY AT-RISK HOUSING UNITS**

HUD requires that the City undertake an analysis of federal, state, and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government-assisted rental units is the typical reason for this loss. Much of the housing at risk of conversion from affordable housing to market rate housing is predominately reserved for lower income households.

The California Housing Partnership Corporation has identified one project in Costa Mesa that is at risk of converting to market rate housing (see **TABLE 26**).<sup>62</sup> Additionally, the City has identified a second senior housing project that is at risk of converting before the end of the decade. The potential loss of these affordable housing units, and the potential displacement of lower-income tenants, may result in many pressing issues that may require the attention of local policy makers, nonprofit organizations, housing developers and housing advocates.

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<sup>62</sup> The California Housing Partnership Corporation a private nonprofit organization established to preserve and expand the supply of affordable housing for lower income households throughout California.

**TABLE 26: SUBSIDIZED AT-RISK AFFORDABLE HOUSING UNITS**

PROJECT NAME AND ADDRESS	TYPE OF PUBLIC ASSISTANCE	TOTAL PROJECT UNITS	TOTAL AFFORDABLE UNITS	TYPE AND INCOME TARGET	DATE OF POTENTIAL CONVERSION/STATUS
Casa Bella 1840 Park Ave	Section 8 New Construction	75	74	<ul style="list-style-type: none"> <li>▪ Seniors</li> <li>▪ 50% AMI</li> </ul>	▪ September 11, 2010
Bethel Towers	HUD Section 202	270	270	<ul style="list-style-type: none"> <li>▪ Seniors</li> <li>▪ 50% AMI</li> </ul>	▪ April 1, 2017

Source: California Housing Partnership Corporation

### HOMELESS FACILITIES

The Consolidated Plan is required to include an inventory of facilities that are available to serve the homeless of the community.

### EMERGENCY SHELTERS

Emergency shelters are geared toward providing immediate housing to persons without shelter. Stays in emergency shelters are typically limited to a short period of time (1 to 90 days). Based on the County of Orange’s 2008 inventory of homeless shelters, there are no emergency shelter facilities in Costa Mesa. (In prior years Orange Coast Interfaith Shelter provided emergency shelter for families; however, recently the shelter changed focus and now provides transitional housing.) The emergency shelter needs of the City’s residents are met by service providers in communities adjacent to the City (see TABLE 27).

**TABLE 27: NEIGHBORING EMERGENCY SHELTERS**

SHELTER NAME	NO. OF BEDS	SERVICES	% OF CHRONIC HOMELESS BEDS
Human Options	40	Emergency Shelter for victims of domestic violence -women & children	0%
Salvation Army Hospitality House	54	Emergency shelter and services single men and women	75%
Santa Ana Armory <sup>1</sup>	250	Cold weather emergency shelter - only operates during winter (Dec-Mar)	90%

Source: County of Orange Housing and Community Services Department

1. Beds only available during winter months

### TRANSITIONAL HOUSING

Transitional housing is an important component for assisting homeless individuals and families to become self-sufficient. There are four transitional housing programs located in Costa Mesa (see TABLE 28).

**TABLE 28: COSTA MESA TRANSITIONAL HOUSING FACILITIES**

SHELTER NAME	NO. OF BEDS	SERVICES	% OF CHRONIC HOMELESS BEDS
Human Options Second Step	46	Transitional housing for victims of domestic violence (women & children)	0%
Illumination Foundation	120	Transitional housing for single men and women and families with children	15%
Orange Coast Interfaith Shelter	54	Transitional housing for families with children	0%
Heritage House	32	Transitional housing for families with children	0%

Source: County of Orange Housing and Community Services Department

**PERMANENT SUPPORTIVE AND PERMANENT HOUSING**

One of the most important components of a continuum of care for the homeless is permanent supportive housing for persons with special needs. The County’s inventory did not identify permanent supportive housing projects in the City’ however, there are three Single Room Occupancy (SRO) projects in the City that provides a low cost housing options for individuals leaving homeless shelter programs (see **TABLE 29**).

**TABLE 29: PERMANENT SUPPORTIVE & PERMANENT HOUSING FACILITIES FOR THE HOMELESS**

PROJECT NAME	NO. OF UNITS	TYPE OF HOUSING
Costa Mesa Village	96	Permanent affordable SRO housing
Park Place Village	60	Permanent affordable SRO housing
Newport Senior Village	91	Permanent affordable SRO housing for seniors

Source: City of Costa Mesa Housing and Community Development Division

**SUPPORTIVE HOUSING**

HUD requires that the City provide an overview of supportive housing currently available in the community for populations with special needs.

**ASSISTED LIVING RESIDENCES**

There are several residential care and skilled nursing facilities located in Costa Mesa that provide housing and services for Costa Mesa’s elderly and severely disabled. Based on consultation with the Council on Aging, Orange County, there are 40 residential care facilities in Costa Mesa providing 448 beds for frail elderly and adults with severe

disabilities. Eighty-five percent of these facilities provide six or less beds. The remaining 15 facilities provide beds ranging from 12 to 112. The Council on Aging also reports there are three skilled nursing facilities with a total of 296 beds in Costa Mesa (these are larger facilities with 137, 80 and 79 beds). It is important to note that not all of the beds identified by the Council on Aging as located in Costa Mesa are limited to City residents.

### SENIOR HOUSING

There are three senior housing communities in Costa Mesa. These properties offer below market rate rents to residents (see TABLE 30).

TABLE 30: SENIOR HOUSING COMMUNITIES

FACILITY NAME	NUMBER OF SENIOR UNITS
Bethel Towers	270
Casa Bella	74
St. John Manor	36
<b>TOTAL BEDS</b>	<b>380</b>

Source: City of Costa Mesa Housing Element

### GROUP HOMES/QUARTERS

The State reports that in January 2009, there were 2,939 Costa Mesa residents living in group quarters. The City's Housing Element has identified 69 State-licensed community care facilities in the City with a total capacity of 689 bed (see Table 31).

TABLE 31: LICENSED GROUP HOMES

TYPE OF FACILITY	TOTAL NUMBER OF FACILITIES	TOTAL CAPACITY
Adult Residential Care	7	75
Elderly Residential Care	47	517
Group Homes	12	81
Small Family Homes	3	16
<b>TOTAL</b>	<b>69</b>	<b>689</b>

Source: City of Costa Mesa Housing Element, page HOU-55.

### HIV/AIDS HOUSING

A list of HIV/AIDS housing projects was listed in the **Housing and Homeless Needs Assessment**. By way of review, TABLE 32 provides a list of current HIV/AIDS housing projects – none are located in Costa Mesa.

**TABLE 32: ORANGE COUNTY HIV/AIDS HOUSING RESOURCES**

<b>PROJECT NAME</b>	<b>AIDS UNITS/PERSONS SERVED ANNUALLY</b>
Emergency Shelters <sup>1</sup>	0 Beds
Transitional Housing Shelters	
Emmanuel House	21 Beds
Gerry House West	6 Beds
START House	6 Beds
Permanent Housing Assistance	
Case Alegre	23 Units
Hagan Place	24 Units
San Miguel	5 Beds
Stable Ground	8 Beds
<b>SUBTOTAL</b>	<b>93 Beds/Units</b>
Other HIV/AIDS Housing Resources	
Emergency Housing Program	500 Persons
Transitional Housing Program	75 Persons
Rental Assistance Program (RAP)	53 Persons
<b>SUBTOTAL</b>	<b>628 Persons</b>

Source: Orange County Housing and Community Services Department and City of Santa Ana CDA

1. There is no emergency shelter dedicated solely for persons with HIV/AIDS; however, resources provided via the Emergency Housing Program ensure no person with HIV/AIDS is without emergency shelter options.

### **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

As a recipient of federal funds from HUD, the City is required to prepare an analysis of the impediments faced by community residents that could prevent them from obtaining housing in a manner free of discrimination. An **Analysis of Impediments (AI)** to Fair Housing must be prepared or updated every five years. The last AI prepared by the City was in partnership with 13 Orange County cities and the County, with the assistance of the Fair Housing Council of Orange County. For the 2010-2014 AI, the City partnered with three other cities to develop a new AI.

#### **IDENTIFIED IMPEDIMENTS TO FAIR HOUSING**

The 2010-2014 Draft Analysis of Impediments identified several factors that might impact a household's ability to access housing; however several were related to market constraints and not based on discrimination. Nonetheless, these constraints are summarized below:

- The lack of income presents a barrier to obtaining affordable housing. Most impacted by low income are elderly households and minorities.
- The City is experiencing demographic changes that may strain race relations.
- A majority of Asians/Pacific Islanders tend to be linguistically isolated.

- The recent economic downturn and high unemployment have made homeownership more difficult; however, while minorities are underrepresented in the ownership market this is not identified as an impediment to fair housing as all households, regardless of race/ethnicity, have been impacted by the housing market.
- Overcrowding (as defined by HUD) is significantly higher amount Hispanic households.
- A significant portion of large and elderly renter households are experiencing some type of housing problem.
- Disability, race and familial status constitute the majority of complaints received by the City's fair housing service provider. A review of these complaints found a pattern of allegations of denial of reasonable accommodations and unequal terms.
- Immigrant populations appear to need fair housing outreach and education services.
- There appears to be a lack of lender advertising in particular neighborhoods.

#### **ACTIONS TO ADDRESS IMPEDIMENTS**

To address identified impediments, the following actions have been recommended:

- The City's website will be updated to provide information and links to fair housing providers. Links will be provided to information in languages other than English.
- The City will continue to collaborate with a fair housing services provider to ensure comprehensive fair housing outreach and to affirmative market services in areas of Low- and Moderate-income concentration.
- The City will work with its fair housing provider to collaborate with local lenders to marketing their efforts and services in Low- and Moderate-Income areas of the City and areas with racial/ethnic concentration.
- The City will explore the means to obtain information regarding people served from other organizations that deal with fair housing and related issues.
- The City's Redevelopment Agency presently provides a homebuyer assistance program (subject to funding availability). The City/Agency will take steps to ensure the program is marketed to all racial/ethnic populations.
- The City will take steps to affirmatively market its housing rehabilitation program in Low- and Moderate-income and racial/ethnic areas.
- The City will collaborate with its fair housing service provider to ensure property management companies, mobile home parks, homeowner associations, etc. are provided information regarding fair housing laws, services and educational opportunities.

## **BARRIERS TO AFFORDABLE HOUSING**

Constraints to the provision of adequate and affordable housing are posed by government, market and environmental factors. These constraints may result in housing that is not affordable to Low- and Moderate-income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with Low- and Moderate-incomes and special needs.

### **GOVERNMENT CONSTRAINTS**

**PROPERTY TAX POLICY:** In California, property taxes rates are constitutionally limited. Local assessments may be added to a property tax bill; however, in most cases these assessments must be approved by a two-thirds majority of the voters. The Costa Mesa Council, local school district and other special district agencies have the ability to pursue special property tax assessments; however, traditionally these assessments have been avoided or kept to a minimum. While property taxes/assessments are a factor of housing costs, current City policies have aimed to minimize their impact on housing costs.

**LAND USE CONTROLS/DEVELOPMENT STANDARDS:** The Costa Mesa General Plan establishes the location and amount of land that will be allocated to residential development, and the intensity of permitted development (in terms of unit densities and total number of units). While nearly all components or elements of the General Plan contain goals and policies that influence residential development, the Land Use Element has the most direct influence. In implementing the residential land use designations, the City can promote low-density, detached single-family development, medium-density, multi-family development. In certain areas of the City zoning will support high-density multi-family dwelling units.

Closely tied to land use controls are Residential Development Standards. Development standards generally control minimum lot sizes, minimum open space, maximum height and parking requirements. Because development standards are similar for most residentially zoned areas of the City, zoning and development standards do not create negative impacts for the community and developers.<sup>63</sup> Additionally, the City has several planned development zoning districts that allow for high-density development. These planned development districts provide incentives for innovative designs that incorporate small lots,

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<sup>63</sup> City of Costa Mesa Housing Element, page HOU 49.

zero lot lines, residential clustering, mixed densities and mixed income types – design/development features that help lower the end cost of housing.

**BUILDING CODES:** Compliance with Building Code standards is necessary to protect the health, safety and welfare of the City's residents. The City of Costa Mesa currently uses the California 2007 Building Code (effective January 1, 2008); no local amendments have been made to the Code that might diminish the ability to accommodate housing development in general or housing for persons with disabilities in particular. The cost of complying with building codes are typically carried by the project and most likely impact the final product cost; however, due to public safety issues, building code requirements are rarely waived.

#### **FEES AND CHARGES**

Various fees and assessments are charged by the City and other public agencies to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. Development fees; however, are typically passed through to renters and homeowners in the price/rent of housing, and thus affect housing affordability.

A survey of fees conducted by the City in 2008 found that the City's development and processing fees are generally lower than surrounding cities. Furthermore, the City provides fee credits for existing development against new development, that is, a developer is required to pay certain fees for only the net increase of residential units on site. Fee credits are available for park fees, sanitation district fees, and traffic impact fees. These credits serve as an incentive for property owners to evaluate innovative designs/uses of existing structures which may costs significantly less than developing new housing.

**GROWTH LIMITS:** The City of Costa Mesa does not have a growth limit ordinance at the present time.

**PARKING REQUIREMENTS:** Residential developments are required to provide garaged or covered parking, open parking, and guest parking. While these parking standards may appear stringent, they do not impact areas where future higher density residential development is targeted (as those development standards allow for reduced parking

standards). Furthermore, affordable and senior housing developments meeting the State Density Bonus Law are eligible for a reduced parking standards under State law.

**PREVAILING WAGE:** Federal regulations and State Redevelopment law require that the City ensures all laborers working on certain types of housing developments be paid prevailing wages. It is commonly accepted that complying with prevailing wage requirements adds 10 to 30 percent to the overall costs of construction. In addition to increased labor costs, administrative resources are needed to complete payroll and other reporting requirements. Contractors typically will add the cost of prevailing wage compliance to their bids thus increasing the overall cost of housing.

**AMERICANS WITH DISABILITIES ACT:** The City's building codes require that new residential construction comply with the Federal Americans with Disabilities Act (ADA). It is commonly accepted that the provision of fully accessible units increases overall project development costs and can also impact the viability of the rehabilitation of older properties that are required to be brought up to current standards. Nonetheless these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Given that most housing in Costa Mesa was built prior to the enactment of federal and state accessibility guidelines, many homes were not designed with "visitability" concepts.<sup>64</sup> As part of its rehabilitation loan programs, the City's housing rehabilitation programs can fund wheelchair ramps, wider doors, grab bars, lower counter tops, and other improvements for persons with disabilities or with limited mobility. The City may also investigate offering incentives to developers who incorporate visitability components in the construction or rehabilitation of housing.

## MARKET CONSTRAINTS

**CONSTRUCTION AND LAND COSTS:** Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions. Values had steadily increasing since 2000; however, the recent downturn in the housing market has affected

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<sup>64</sup> Visitability is intended to make housing more accessible to people who have trouble with steps or who use wheelchairs or walkers. A house is considered to be visitable when it meets three requirements: one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor accessible by a wheelchair.

land values negatively yet prices in Orange County remain relatively high when compared to other markets. The high price of land throughout Orange County poses a significant challenge to the development of lower-income housing.

The City of Costa Mesa is over 90 percent built out. Available vacant residential land will become increasingly scarce over time, especially when considering the lack of annexation opportunities. The cost of residential vacant land will continue to increase in the City of Costa Mesa and will play a role in the prices passed on to the consumer.

**AVAILABILITY OF MORTGAGE FINANCING:** The recent crisis in the mortgage industry has affected the availability and cost of real estate loans. It is also unclear how current federal fiscal policies will impact the mortgage market in the short- and long-term.

In the past five years subprime lenders made it possible for lower income families, and others who could not qualify for standard mortgages, to become homeowners even though they may have not had the credit history or income to support loan payments. Problems occurred when initial fixed rate periods for adjustable rate mortgages (ARMs) began to expire and "teaser" interest rates converted to the market rate. The result - monthly payments increase by several hundred dollars when loans converted to market rate. Combined with a cooling housing market, homeowners owed more than the resale value of their home making refinancing impossible. The result of these conditions has been a significant rise in foreclosure and mortgage delinquency rates. (An internet search on RealtyTrac.com in March 2010 found 160 residential properties in default. An additional 104 properties were bank owned.) Changes in underwriting standards have also made it increasingly difficult for lower income families in the community to qualify for a mortgage.

#### **ENVIRONMENTAL CONSTRAINTS**

Several environmental hazards may affect the development and cost of housing. More specifically, the cost to mitigate hazards may act as a barrier to creating affordable housing opportunities.

**SEISMIC HAZARDS:** The City of Costa Mesa is located in an area of high seismic activity. Although no active faults cross the City, Costa Mesa's close proximity to five major fault zones subjects the area to surface rupture, ground shaking, and ground failure. The

greatest potential seismic dangers are the collapse of older residential units constructed from un-reinforced masonry and explosions of petroleum and fuel lines. Development standards to prevent structural damage during an earthquake may increase the costs of housing.

**FLOODING:** The principal body of water that traverses the City is the Santa Ana River. A small portion of the City is located within the 100-year floodplain. Improvements to the Santa Ana River have resulted in a significant reduction in flood hazards; however, some flood plain hazards still exist and must be assessed. Mitigation of flood hazards may need to be added to development costs.

#### **INFRASTRUCTURE CONSTRAINTS**

**Water Supply, Delivery and Treatment Facilities:** According to Mesa Consolidated Water District, no improvements or upgrades are presently required to the existing system to accommodate future development.

**Wastewater Facilities:** According to the Orange County Sanitation District, new development (planned residential and mixed-use development) will require new connections and may require additional wastewater system capacity. A project-specific environmental review will be required for each development proposal, the study will identify any potentially significant impacts of the proposed development on wastewater facilities. The City will need to ensure the recommendations of the District are implemented by the developer. Prior to the issuance of connection permit(s), the applicable connection fees must be paid. Typically these costs are passed on to the end user, i.e., the homebuyer or renter.

**Solid Waste Facilities:** The Integrated Waste Management District (IWMD) owns and operates three active landfills in Orange County. Although waste may be transported to any of the three sites, the Frank R. Bowerman Landfill is the closest facility to the City and is likely to be the solid waste facility most often receiving waste from Costa Mesa. IWMD indicated that the planned growth could be accommodated within the existing capacity of the landfill, and no mitigation measures would be required. IWMD believes that there are 15 years of available capacity in the landfill.

## STRATEGIC PLAN

The Strategic Plan is the section of the Consolidated Plan that sets a course of actions that the City will implement during the next five years to utilize HUD funds to address priority needs.

HUD requires that the Strategic Plan:

- Describe the basis for assigning priority ranking for needs categories
- Identify accomplishments the City plans to achieve in quantitative and qualitative measures over a five-year period

Federal regulations also require that the Strategic Plan describe the City's actions to address several "sub-strategies" that include the following:

- Address impediments to fair housing choice
- Address barriers to affordable housing
- Identify obstacles to meeting underserved needs
- Address lead based paint hazards
- Combat poverty
- Enhance institutional structures
- Enhance coordination
- Implement public housing resident initiatives

### IDENTIFICATION OF PRIORITY NEEDS

One of the primary purposes of the Strategic Plan is to assign the relative priority to the City's housing and community development needs. The City of Costa Mesa relied on its Citizen Participation Plan to encourage and gather community input to establish priorities. The process outlined below served as the framework for identifying housing and community development needs and assigning related priorities.

### BASIS FOR DETERMINING PRIORITIES

The process utilized to determine housing, homeless, special need and community development priority needs was facilitated by the following actions.

- **HOUSING ELEMENT:** The State of California mandates that each jurisdiction prepare and adopt a comprehensive general plan to address all issues that affect the physical development of the community. Each general plan is required to housing issues. The

Housing Element provides programs and policies that assist the State, the region and the City in meeting their goals of providing affordable housing to all socioeconomic segments of the population.

The City's current Housing Element was adopted in August 2008. As a build up to the approval of the Housing Element, extensive citizen participation was utilized to ensure the City's residents were involved in the identification of housing issues, needs and solutions. These participation efforts included the following:

- Five community workshops
  - Open Houses (two) to answer the public's questions
  - A needs survey available in English and Spanish and posted on the City's website
  - Service providers interviews
  - A 60-day period public review of the draft document
  - Public Meetings - four City council, commission and committee meetings
- **Consolidated Plan Input Meetings:** HCD staff held several public meetings during and leading up to the approval of the Consolidated Plan including:
- Consolidated Plan presentations before a resident advisory committee (July 2009) and the City Council (September 2009)
  - Resident advisory committee public meeting to receive/review input on the Consolidated Plan and 2010-11 CDBG/HOME grant allocations
  - Two community stakeholders' meetings held in October 2009; meetings were held different locations and at different times of the day
  - City Council study session to review draft Consolidated Plan and recommended 2010-2011 CDBG public service grants
- **Notice/Comment Period/Hearing:** The City encouraged and solicited the participation of residents and other local agencies/governments in the process of identifying housing and community needs via the public notice and hearing process included the following:
- A public notice was posted on the City's website and in the *Newport/Mesa Daily Pilot* on April 2, 2010 announcing the availability of the draft Consolidated Plan for review and comment.

- **Comment Period:** A 30-day review period was held to obtain public comments. The comment period began April 3, 2010 and ended May 4, 2010. The draft Consolidated Plan and one-year Action Plan were available for public review at Costa Mesa City Hall.
- **Public Hearing:** A public hearing was held by the Costa Mesa City Council on May 4, 2010 to take final citizen input on the Consolidated Plan and to approve submission of the Plan to HUD.

The City provided citizens with advance notice of all meetings related to the Consolidated Plan. Notices of all public hearings/meetings were published in the *Newport-Mesa Daily Pilot* prior to the hearing date. Agendas and staff reports were available in advance of all meetings. Meetings were held at Costa Mesa City Hall, which is fully accessible to the handicapped.

All written comments received with respect to the preparation of the Consolidated Plan and the 2010-2011 Action Plan, have been incorporated into the final Consolidated Plan (see **ATTACHMENT 1**). **ATTACHMENT 1** includes the City's response to written comments as applicable.

#### **EXISTING PUBLIC POLICY AND DOCUMENTS**

In addition to using the process described above, City staff also took into consideration Council-adopted documents that contain policies and programs that support the strategies and activities of the Consolidated Plan. These documents included the following:

- **The Housing Element:** As outlined, much of the data used in the updated Housing Element has provided the basis for the City's housing strategy in the Consolidated Plan.
- **City of Costa Mesa Capital Improvement Plan (FY 08/09 – 14/15):** This is a 7-year document that outlines anticipated expenditure of funds to improve Costa Mesa's public infrastructure.<sup>65</sup>
- **Prior Year Funding and Performance Reports:** Prior year performance reports provided valuable information on past performance and expenditure trends that help to evaluate which programs have been successful at addressing priority needs.

Additionally, the Consolidated Plan builds on existing programs developed over years through citizen input. For example, housing strategies have been influenced by resident input to

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<sup>65</sup> This document provides a list of major infrastructure projects slated for implementation some of which may be CDBG eligible.

expand housing opportunities for seniors, to help homeowners improve energy efficiency and to facilitate community-based groups to assist their neighbors).

## HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

To determine which activities will receive CDBG and HOME funding during the Consolidated Plan cycle of 2010-2014, the City utilized a relative priority ranking system to :

- **HIGH PRIORITY:** Activities that address a high priority need **will be funded** by the City during the five-year period provided adequate resources are available
- **MEDIUM PRIORITY:** If funds are available, activities to address medium priority needs **may be funded** during the five-year period
- **LOW PRIORITY:** The City **does not anticipate directly funding** low priority need activities during the five-year period
- **NO SUCH NEED:** The City finds **there is no need** or the need is already substantially met

In addition to assigning relative priority to housing and community needs, HUD has asked communities to implement a performance measurement system that sets qualitative as well as quantitative accomplishment goals. The following information regarding outputs and outcomes is utilized for each Consolidated Plan objective:

- **RELATIVE PRIORITY:** The relative priority of the housing/community need, i.e., High, Medium, Low or No Need
- **CITY GOAL:** The end result the City wishes to attain by funding an activity
- **IMPLEMENTATION STRATEGY:** Program(s) that the City will implement to address the identified priority need
- **HUD OBJECTIVE:** The HUD objective to be addressed by the identified activity:
  - ◆ **Suitable Living Environment:** Activities designed to benefit communities, families, or individuals by addressing issues in their living environment
  - ◆ **Decent Housing:** A wide range of HUD-eligible housing activities focused on housing programs that meet individual family or community needs
  - ◆ **Create Economic Opportunities:** Activities related to economic development, commercial revitalization, or job creation

- **HUD OUTCOME:** The intended outcome of the activity as established by HUD:
  - ♦ Availability/Accessibility: Activities that make infrastructure, public services, public facilities, housing, or shelter available or accessible to Low-and Moderate-income people, including persons with disabilities (accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to Low-and Moderate-income people where they live).
  - ♦ Affordability: Activities that provide affordability in various ways in the lives of Low-and Moderate-income people. Includes the creation or maintenance of affordable housing, infrastructure hook-ups, or services such as transportation and day care .
  - ♦ Sustainability: Promotes livable or viable communities - activities aimed to improve communities or neighborhoods to make them livable or viable by providing benefit to Low- and Moderate-income persons or by removing/eliminating slums or blight.
- **HUD CODE:** Based on the HUD Objective and HUD Outcome selected, HUD has developed a code system that is used by other accomplishment reports:

**HUD OUTCOME/OBJECTIVE CODES**

HUD OBJECTIVE	HUD OUTCOME		
	AVAILABILITY/ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

- **INPUTS:** The resources the City of Costa Mesa will dedicate to proposed programs, e.g., CDBG, City General Fund, etc.
- **5-YEAR OUTPUTS:** The direct product of program activities, e.g., number of units assisted, number of persons assisted
- **5-YEAR OUTCOMES:** The benefit of supporting an activity e.g., increase the percentage of housing units that meet standard conditions

## HOUSING PRIORITY NEEDS STRATEGY

Outline below are the five-year objectives, goals and outcomes the City will aim to meet in an effort to address priority housing needs.

CONSOLIDATED PLAN OBJECTIVE # H1 –OWNER OCCUPIED HOUSING REHABILITATION		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Preserve the existing supply of ownership housing
<b>IMPLEMENTATION STRATEGY</b>	Provide rehabilitation loans (up to \$50,000) and grants (up to \$7,500) to assist homeowners improve primary residence to correct code violations, address deferred maintenance and improve neighborhood aesthetics. Rehabilitate 180 units with HOME and 5 with redevelopment funds.	
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE</b> DH-3
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal - CDBG</li> <li>▪ Local - Redevelopment Tax Increment Set-aside</li> <li>▪ Private - Private Funds</li> </ul>	
5-YEAR OUTPUTS		5-YEAR OUTCOMES
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ At least 25% of rehab loan will be expended on code related items</li> <li>▪ Physical safety and comfort will be improved for 185 households by improving homes to a level that meets or exceed HUD housing quality standards</li> <li>▪ Approximately 45% of rehabbed units will be for special needs populations (elderly)</li> </ul> <p>* 73 units to be rehabbed with HOME plus 2 with redevelopment funds</p> <p>** 63 units to be rehabbed with HOME plus 2 with redevelopment funds</p> <p>*** 44 units to be rehabbed with HOME plus 1 with redevelopment funds</p>
Extremely Low (0%-30%)*	75	
Very Low (31%-50%) **	65	
Low (51%-80%) ***	45	
Moderate (80%-120%)	-	
Above Moderate (<120%)	-	
<b>Total</b>	<b>185</b>	
<i>Special Needs</i>		
Elderly	85	
Frail Elderly	-	
Large Families	-	
Severe Mental Illness	-	
Physical Disability	-	
Developmental Disability	-	
Alcohol/Drug Abuse	-	
HIV/AIDS	-	
Victims of Domestic	-	
<b>Total</b>	<b>85</b>	

**CONSOLIDATED PLAN OBJECTIVE # H2 – HOMEOWNER NEIGHBORS FOR NEIGHBORS**

<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Preserve the existing supply of ownership housing
<b>IMPLEMENTATION STRATEGY</b>	Preserve existing housing units with the assistance of volunteer labor and donated supplies. Minor home and mobile home improvements will not only improve quality of life for homeowners but also improve community aesthetics.		
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE</b> DH-3
<b>INPUTS</b>	<input checked="" type="checkbox"/> Federal - CDBG <input type="checkbox"/> Local - None <input type="checkbox"/> Private - Private Funds		
5-YEAR OUTPUTS		5-YEAR OUTCOMES	
	<u>Housing Units</u>	<input checked="" type="checkbox"/> Physical safety and comfort will be improved for 50 homeowners <input checked="" type="checkbox"/> Approximately 100% of units will be for special needs populations (elderly and disabled)	
Extremely Low (0%-30%)	25		
Very Low (31%-50%)	15		
Low (51%-80%)	10		
Moderate (80%-120%)	-		
Above Moderate (<120%)	-		
<b>Total</b>	<b>50</b>		
<i>Special Needs</i>			
Elderly	40		
Frail Elderly	-		
Large Families	-		
Severe Mental Illness	-		
Physical Disability	10		
Developmental Disability	-		
Alcohol/Drug Abuse	-		
HIV/AIDS	-		
Victims of Domestic	-		
<b>Total</b>	<b>50</b>		

<b>CONSOLIDATED PLAN OBJECTIVE # H3 – HOMEOWNER TOOL RENTAL</b>			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Preserve the existing supply of ownership housing
<b>IMPLEMENTATION STRATEGY</b>	Preserve existing housing units by providing vouchers (up to \$500/property) with local home improvement centers to rent tools/equipment needed to improve owner occupied housing.		
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE</b> DH-3
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal - CDBG</li> <li>▪ Local - None</li> <li>▪ Private - Private Funds</li> </ul>		
5-YEAR OUTPUTS		5-YEAR OUTCOMES	
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ Improve comfort and aesthetics of 20 owner-occupied housing units</li> <li>▪ Facilitate community- and faith-based groups to utilize resources for the purpose of assisting lower income homeowners</li> </ul>	
Extremely Low (0%-30%)	5		
Very Low (31%-50%)	5		
Low (51%-80%)	10		
Moderate (80%-120%)	-		
Above Moderate (<120%)	-		
<b>Total</b>	<b>20</b>		
<i>Special Needs</i>			
Elderly	5		
Frail Elderly	-		
Large Families	5		
Severe Mental Illness	-		
Physical Disability	-		
Developmental Disability	-		
Alcohol/Drug Abuse	-		
HIV/AIDS	-		
Victims of Domestic	-		
<b>Total</b>	<b>10</b>		

CONSOLIDATED PLAN OBJECTIVE # H4 – HOMEOWNER ENERGY GRANT			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Preserve the existing supply of ownership housing
<b>IMPLEMENTATION STRATEGY</b>	Preserve existing housing units by assisting existing homeowners install energy efficient improvements to primary residence.		
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE</b> SL-3
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal - CDBG</li> <li>▪ Local - None</li> <li>▪ Private - Private Funds</li> </ul>		
5-YEAR OUTPUTS		5-YEAR OUTCOMES	
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ Assisted housing units will reduce energy consumption by at least 25%</li> </ul>	
Extremely Low (0%-30%)	0		
Very Low (31%-50%)	3		
Low (51%-80%)	7		
Moderate (80%-120%)	-		
Above Moderate (<120%)	-		
<b>Total</b>	<b>10</b>		
<i>Special Needs</i>			
Elderly	-		
Frail Elderly	-		
Large Families	4		
Severe Mental Illness	-		
Physical Disability	-		
Developmental Disability	-		
Alcohol/Drug Abuse	-		
HIV/AIDS	-		
Victims of Domestic	-		
<b>Total</b>	<b>4</b>		

**CONSOLIDATED PLAN OBJECTIVE # H5 – HOME OWNERSHIP ASSISTANCE**

<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Expand ownership opportunities for Moderate Income households
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<b>IMPLEMENTATION STRATEGY</b>	Provide down payment and/or closing cost assistance in the form of "silent seconds" to assist qualified households purchase a home
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<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	<b>HUD CODE</b>	DH-2
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<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal - None</li> <li>▪ Local – Redevelopment</li> <li>▪ Private - Private Funds</li> </ul>
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5-YEAR OUTPUTS	5-YEAR OUTCOMES
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5-YEAR OUTPUTS	5-YEAR OUTCOMES																																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;"><u>Housing Units</u></td> </tr> <tr> <td>Extremely Low (0%-30%)</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Very Low (31%-50%)</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Low (51%-80%)</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Moderate (80%-120%)</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Above Moderate (&lt;120%)</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: center;"><b>5</b></td> </tr> <tr> <td colspan="2"><i>Special Needs</i></td> </tr> <tr> <td>Elderly</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Frail Elderly</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Large Families</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Severe Mental Illness</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Physical Disability</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Developmental Disability</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Alcohol/Drug Abuse</td> <td style="text-align: center;">-</td> </tr> <tr> <td>HIV/AIDS</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Victims of Domestic</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: center;"><b>2</b></td> </tr> </table>		<u>Housing Units</u>	Extremely Low (0%-30%)	-	Very Low (31%-50%)	-	Low (51%-80%)	1	Moderate (80%-120%)	4	Above Moderate (<120%)	-	<b>Total</b>	<b>5</b>	<i>Special Needs</i>		Elderly	-	Frail Elderly	-	Large Families	2	Severe Mental Illness	-	Physical Disability	-	Developmental Disability	-	Alcohol/Drug Abuse	-	HIV/AIDS	-	Victims of Domestic	-	<b>Total</b>	<b>2</b>	<ul style="list-style-type: none"> <li>▪ Assisted households will occupy housing that is affordable based on reasonable percentage of their income</li> <li>▪ 100% of assisted households will reside in safe and decent housing units</li> </ul>
	<u>Housing Units</u>																																				
Extremely Low (0%-30%)	-																																				
Very Low (31%-50%)	-																																				
Low (51%-80%)	1																																				
Moderate (80%-120%)	4																																				
Above Moderate (<120%)	-																																				
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<i>Special Needs</i>																																					
Elderly	-																																				
Frail Elderly	-																																				
Large Families	2																																				
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Physical Disability	-																																				
Developmental Disability	-																																				
Alcohol/Drug Abuse	-																																				
HIV/AIDS	-																																				
Victims of Domestic	-																																				
<b>Total</b>	<b>2</b>																																				

CONSOLIDATED PLAN OBJECTIVE # H6 – RENTAL HOUSING NEW CONSTRUCTION			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Expand the supply of affordable rental for lower income renter seniors and special needs households
<b>IMPLEMENTATION STRATEGY</b>	Support development of rental housing for seniors and/or developmentally disabled adults.		
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> DH-2
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – HOME</li> <li>▪ Local – None</li> <li>▪ Private – Private Equity</li> </ul>		
5-YEAR OUTPUTS		5-YEAR OUTCOMES	
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ Increase the City's supply of new renter-occupied housing units with long-term covenants</li> <li>▪ 20% of new units will be available to developmentally disabled adults</li> </ul>	
Extremely Low (0%-30%)	-		
Very Low (31%-50%)	-		
Low (51%-80%)	52		
Moderate (80%-120%)	-		
Above Moderate (<120%)	-		
<b>Total</b>	<b>52</b>		
<b>Special Needs</b>			
Elderly	32		
Frail Elderly	-		
Large Families	-		
Severe Mental Illness	-		
Physical Disability	-		
Developmental Disability	20		
Alcohol/Drug Abuse	-		
HIV/AIDS	-		
Victims of Domestic	-		
<b>Total</b>	<b>52</b>		

**CONSOLIDATED PLAN OBJECTIVE # H7 – HOUSING CHOICE VOUCHER RENTAL ASSISTANCE**

<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Sustain affordable rent for lower income renter households
<b>IMPLEMENTATION STRATEGY</b>	Continue to support the Orange County Housing Authority's efforts to provide Housing Choice Vouchers to lower income households and to obtain additional vouchers via HUD to expand housing opportunities.		
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> DH-2
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – Housing Choice Voucher (formerly Section 8 Rental Assistance)</li> <li>▪ Local -</li> <li>▪ Private -</li> </ul>		
5-YEAR OUTPUTS		5-YEAR OUTCOMES	
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ Relieve rent burden for 450 households per year</li> <li>▪ Maintain 450 rental units at a minimum housing quality standard</li> </ul>	
Extremely Low (0%-30%)	-		
Very Low (31%-50%)	-		
Low (51%-80%)	450		
Moderate (80%-120%)	-		
Above Moderate (<120%)	-		
<b>Total</b>	<b>450</b>		
<b>Special Needs</b>			
Elderly	150		
Frail Elderly	-		
Large Families	-		
Severe Mental Illness	-		
Physical Disability	175		
Developmental Disability	-		
Alcohol/Drug Abuse	-		
HIV/AIDS	-		
Victims of Domestic	-		
<b>Total</b>	<b>325</b>		

CONSOLIDATED PLAN OBJECTIVE # H8 – SPECIAL HOUSING CODE ENFORCEMENT		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Preserve the existing supply of housing
<b>IMPLEMENTATION STRATEGY</b>	Inspection and enforcement of housing and building codes	
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE:</b> DH-3
<b>INPUTS</b>	<input checked="" type="checkbox"/> Federal – CDBG <input checked="" type="checkbox"/> Local – None <input checked="" type="checkbox"/> Private – Private Funds	
5-YEAR OUTPUTS		5-YEAR OUTCOMES
	<u>Housing Units</u>	<ul style="list-style-type: none"> <li>▪ Bring 1,250 housing units located in the City's Low/Moderate area into compliance with housing code</li> <li>▪ 100% of cited property owners will be provided with housing rehabilitation program information</li> </ul>
Extremely Low (0%-30%)	-	
Very Low (31%-50%)	-	
Low (51%-80%)	-	
Moderate (80%-120%)	1,250	
Above Moderate (<120%)	-	
<b>Total</b>	<b>1,250</b>	
<i>Special Needs</i>		
Elderly	-	
Frail Elderly	-	
Large Families	-	
Severe Mental Illness	-	
Physical Disability	-	
Developmental Disability	-	
Alcohol/Drug Abuse	-	
HIV/AIDS	-	
Victims of Domestic	-	
<b>Total</b>	<b>-</b>	

## OBSTACLES TO IMPLEMENTING HOUSING NEEDS STRATEGY

Factors identified as potential obstacles that could prevent the City from accomplishing housing goals during the next five years include the following:

- **Funding** - While federal funds are available to support housing activities, increases in land, materials and labor cost have effectively reduced the amount of funds available for housing activities. Deeper subsidies may be required to make housing programs effective. In past years there has been limited increased funding for the Housing Choice Voucher program. Without additional funding the Orange County Housing Authority is unable to assist additional households in need.
- **Financing** – There is little that local governments can do to affect finance costs. The subprime mortgage industry collapse has “tightened” the credit market to the point where credit-worthy projects are being rejected for funding or face significantly delays (primarily due to the increased documentation required by lenders). The City can offer various forms of subsidies/incentives to make project financing feasible and more appealing to a lender.
- **Community Opposition** – Not all residents in a community are supportive of affordable housing. Even though affordable units are mixed with unrestricted units and are virtually impossible to identify, some residents simply do not want households with lower incomes in their neighborhood.
- **Cost of Housing** – As discussed in the **Housing Market Analysis**, despite the economic down turn, the cost of housing in Orange County remains among the highest in the nation. High housing costs reduces the effectiveness and impact of housing activities such as homeownership assistance and rental acquisition/rehabilitation. At some point, the City may consider if the level of subsidy required to achieve a program goal is warranted.
- **Land Use** – Land use development patterns in Orange County have traditionally not considered mixed use, high density, high-rise housing as an alternative to creating affordable housing (and housing in general). The City has revised development standards to accommodate for mixed use development.

## HOMELESS PRIORITY NEEDS STRATEGY

Outline below are the five-year objectives, goals and outcomes the City will aim to meet in an effort to address the needs of the City's households at risk of becoming homeless and those already homeless.

CONSOLIDATED OBJECTIVE GOAL # HM1 – HOMELESSNESS PREVENTION			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Facilitate assistance for individuals at risk of becoming homeless
<b>IMPLEMENTATION STRATEGY</b>	Support existing local service providers that assist households that are at risk of becoming homeless. Assistance may include short-term financial subsidy to prevent eviction, foreclosure and/or utility termination and support services such as case management, budgeting/job search assistance, and food/clothing.		
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> DH-2
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – None</li> <li>▪ Private – Donations</li> </ul>		
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES	
<u>Individuals</u> 100		<ul style="list-style-type: none"> <li>▪ 50% of assisted households will retain their housing or utilities for at least 3 months after assistance is provided</li> <li>▪ 100% of assisted households will remain in their home for at least 2 months after assistance is provided</li> </ul>	

<b>CONSOLIDATED OBJECTIVE GOAL # HM2 – EMERGENCY SHELTER</b>		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Facilitate short-term (emergency) shelter and services for individuals and families in immediate need of shelter
<b>IMPLEMENTATION STRATEGY</b>	Support existing local service agencies that provide short-term shelter (up to 3 months) to households that are in immediate need of shelter and support services. Funding may be focused on but not limited to assisting households that are escaping domestic violence.	
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability
<b>INPUTS</b>	<input checked="" type="checkbox"/> Federal – CDBG <input type="checkbox"/> Local – None <input type="checkbox"/> Private – Donations	
<b>5-YEAR OUTPUTS (HUD FUNDS ONLY)</b>		<b>5-YEAR OUTCOMES</b>
<u>Individuals</u> 25		<input checked="" type="checkbox"/> 50% of individuals/households that are provided with emergency shelter will transition to interim housing (i.e., transitional housing) or to stable housing situation

<b>CONSOLIDATED PLAN OBJECTIVE # HM3 – TRANSITIONAL HOUSING</b>		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Facilitate housing for households that require supportive services and interim ( <u>transitional</u> ) housing while they obtain life-skills to gain self-reliance
<b>IMPLEMENTATION STRATEGY</b>	Support existing local service agencies that provide transitional housing (3 to 24 months) to homeless households that are stabilized yet still require housing, case management, and other life skills in order to become self sufficient.	
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability
<b>INPUTS</b>	<input checked="" type="checkbox"/> Federal – CDBG <input type="checkbox"/> Local – None <input type="checkbox"/> Private – Donations	
<b>5-YEAR OUTPUTS (HUD FUNDS ONLY)</b>		<b>5-YEAR OUTCOMES</b>
<u>Individuals</u> 50		<input checked="" type="checkbox"/> 50% of homeless individuals participating in transitional housing program will be placed in permanent housing

## OBSTACLES TO IMPLEMENTING HOMELESS NEEDS STRATEGY

Several obstacles may prevent the City from accomplishing goals aimed at addressing the needs of individuals at risk of homeless and those already homeless.

- **Service Provider Capacity** – There are several homeless service providers located in and near Costa Mesa that serve the City’s residents. The current downturn in the economy has hampered several of these providers. With a drop in donations some agencies have been forced to use reserve funds to operate programs. Others have reduced the amount of assistance they provide to clients or they have turned people down for services.
- **Cost of Housing** - As discussed in the **Housing Market Analysis**, the cost of housing in Orange County remains one of the highest in the nation. Finding and maintaining affordable housing is a primary obstacle faced by households at risk of becoming homeless and those transitioning from homelessness to self-sufficiency. With the decrease in private donations and foundation funding, service providers are also struggling to find the resources needed to acquire and maintain permanent supportive housing for homeless individuals with special needs.
- **Not In My Back Yard (NIMBY)** – The City’s **Continuum of Care Gaps Analysis** indicates that there is a need for additional shelter beds; however, finding an acceptable site for homeless facilities is a challenge. State law requires that cities identify sites that may be suitable for emergency and transitional shelter and that zoning regulations allow for such uses. Despite this requirement there often remains community opposition to the creation/expansion of homeless facilities. To this end, the City will support existing programs that serve the City’s homeless that are in good standing with HUD, the State and the City as long as they do not substantially expand physical shelter facilities or services levels. New/substantially expanded programs (i.e., more that 10% of existing capacity) will be considered on case by case basis.

## SPECIAL NEED PRIORITY NEEDS STRATEGY

To address the needs of individuals with special needs, the City will focus its limited resources on providing or supporting the delivery of quality services. These services will be tailored specifically to meet the unique needs of special need populations with the goal of helping individuals maintain their independence, improve self-reliance or improve overall quality of life. (Note: Housing for special need populations has been identified in the City's Housing Needs Strategy.)

CONSOLIDATED PLAN OBJECTIVE # SP1 – SERVICES FOR ELDERLY/FRAIL ELDERLY			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Facilitate services for seniors and frail elderly that help maintain and improve quality of life
<b>IMPLEMENTATION STRATEGY</b>	Provide financial support to public and nonprofit organizations that provide direct services to seniors and frail elderly. Services should help seniors and the frail elderly maintain their independent living situation or ensure they are provided service that improves quality of life.		
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> SL-1
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – None</li> <li>▪ Private – Donations</li> </ul>		
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES	
<u>Individuals</u> 1,000		<ul style="list-style-type: none"> <li>▪ 80% of assisted senior citizens will remain independent for at least 1 year after services are provided</li> <li>▪ 90% of seniors receiving referrals will be linked to the services sought</li> </ul>	

CONSOLIDATED PLAN OBJECTIVE # SP2 – SERVICES FOR DISABLED			
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Facilitate services for individuals with disabilities that help maintain and improve quality of life
<b>IMPLEMENTATION STRATEGY</b>	Provide financial support to public and nonprofit organizations that provide direct services to disabled and developmentally disabled. Services will help clients maintain their independent living situation or ensure they are provided service that improves quality of life.		
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> SL-1
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – None</li> <li>▪ Private – Donations</li> </ul>		
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES	
<u>Individuals</u> 150		<ul style="list-style-type: none"> <li>▪ 75% of individuals provided services will improve self-reliance and/or financial independence</li> </ul>	

### OBSTACLES TO IMPLEMENTING SPECIAL NEEDS STRATEGY

Obstacles identified that may prevent the City from meeting five-year goals to address the needs of persons with unique supportive services needs include the following:

- **Funding** –Supportive services for special needs clients can be costly. Programs serving individuals with special needs depend on the State funding. California’s budget crisis combined with an economic recession means these services must compete for limited resources. Even with City support some programs may not have sufficient funding.
- **Transportation** - The cost of transportation is heavily influenced by the cost of crude oil and other market conditions that individuals with special needs and service providers cannot easily absorb. The cost of staffing and transporting people with special needs must take into account the cost of gas, maintenance, and insurance. City financial assistance can help off-set some of these costs.
- **Limited Number of Service Providers** – The special needs of this population often require the services of specially trained professionals and special equipment. As a result there may be a limited number of qualified service providers to meet all the special needs of this population.

## COMMUNITY NEEDS PRIORITY STRATEGY

As a recipient and user of federal grant funds the City is required to develop a strategy to create a viable community by providing decent housing, a suitable living environment and expand economic opportunities for Low- and Moderate-Income persons. To this end, the City has identify infrastructure and programmatic measures the City can reasonable implement over a five-year period that will meet the priority needs of Costa Mesa's residents, businesses and other stakeholders.

Community needs have been separated by the categories as delineated on HUD's "PRIORITY COMMUNITY DEVELOPMENT ACTIVITIES (HUD TABLE 2B)." (See TABLE 34 page 103). Detailed below are the individual strategies the City will pursue to meet five-year goals

**PUBLIC INFRASTRUCTURE AND PUBLIC IMPROVEMENTS:** Public infrastructure and improvement priority needs are based on public input and review of pertinent City planning/budget documents. The City's Public Services staff has provided a list of projects that may be eligible for CDBG funding over the next five-year period. These projects include both infrastructure and facilities. (It is important to note that listed projects have not been approved for CDBG funding. This list is a representation of the type and volume of activity may benefit from CDBG funding. Each activity must still be evaluated for CDBG eligibility at the time it is proposed for funding in an Annual Action Plan).

TABLE 33: FIVE-YEAR CAPITAL IMPROVEMENT PLAN - CDBG TARGET AREA

PROJECT LOCATION	TYPE OF WORK	PROJECTED COST
Bay St. Alley (No.40) from N/O Ford Road to E/O Parsons St.	**Alley Improvements	\$145,000
Ford Rd Alley (No. 41) from E/OParsons St. to S/O Ford Rd.	**Alley Improvements	\$145,000
Raleigh Ave. from Hamilton Street to N'ly Cul-De-Sac	*Rehabilitation	\$145,000
Wallace Ave. from 19th Street to Hamilton Street	*Rehabilitation	\$490,000
Seal street from Arnold Ave. to Meyer Place	*Rehabilitation	\$111,000
Towne St. from Monrovia Avenue to Placentia Ave.	*Rehabilitation	\$241,000
Pomona Ave Alley (No. 5) from Ohms Way to 16th Street	**Alley Improvements	\$87,000
Plumer St Alley (No. 6 ) from Pomona Ave to Alley No. 7	**Alley Improvements	\$172,000
Gisler Ave Alley (No. 31) from Coriander Dr. to Cinnamon Ave.	**Alley Improvements	\$348,000
Baker St Alley (No. 120) from Mendoza Dr to Alley No.125	**Alley Improvements	\$382,000
La Salle Ave Alley (No. 121) from Mission Dr to Alley No. 120	**Alley Improvements	\$35,000.
Mission Dr Alley ( No. 122) from Mendoza Dr to La Salle Ave	**Alley Improvements	\$335,000

PROJECT LOCATION	TYPE OF WORK	PROJECTED COST
Beach St. Alley (No. 124) from Meyer Ave. to Pomona St.	**Alley Improvements	\$300,000
Citywide Parkway Maintenance- CDBG Target Area	ADA Accessibility	\$600,000
Hamilton and Pomona	Storm drain	\$500,000
17th and Pomona	Storm drain	\$3,000,000
18th and Viola	Storm drain	\$300,000
Harbor Blvd. Bus Bay Project	Concrete bus pads	\$117,300
Superior Ave./ Anaheim Ave. Intersection Project	Median Construction	\$50,000
Wilson Street from 55 FWY to 400' west of Fairview	Intersection Improvement	\$2,000,000
Neighborhood Entryways	Beautification	\$150,000
Harbor Blvd. (West Side) - Baker to Gisler	Parkway Improvements	\$40,000
Harbor Blvd. (West Side) - Fair to Tanager	Parkway Improvements	\$50,000
Harbor Blvd. (West Side) - Wilson to 2299 Harbor	Parkway Improvements	\$15,000
Harbor Blvd. (Both Sides) - Newport to Wilson	Parkway Improvements	\$100,000
Gisler Ave - Harbor to California	Parkway Improvements	\$150,000
Newport Blvd Frontage Rd (S/B) Victoria to 600'n/o Santa Isabel	Parkway Improvements	\$100,000
Newport Blvd Frontage Road (both sides) 20th to Victoria	Parkway Improvements	\$150,000
Newport Blvd Frontage Road (S/B) - 16th to 20th	Parkway Improvements	\$250,000
Lions Park (Davis Field) Lighting	Park Improvements	\$250,000
Lions Park Playground and Picnic Shelter	Park Improvements	\$120,000
Marina View Park Slope Reconstruction	Park Improvements	\$100,000
Marina View Park - 1 New Half Court Basketball Court	Park Improvements	\$80,000
Park Monument Signage (Smallwood)	Park Improvements	\$30,000
Shalimar Park	Park Improvements	\$125,000
Smallwood Park Playground and Sports Court Rehabilitation	Park Improvements	\$150,000
Smallwood Park Security Lighting	Park Improvements	\$150,000
Neighborhood Community Center	ADA Improvements	\$3,500
Costa Mesa Senior Center	Public Facility Improvements	\$54,000
	<b>TOTAL</b>	<b>\$11,570,800</b>

\* Scope of work for "Rehabilitation" projects includes reconstruction of roadway section, removal and reconstruction of damaged curb, gutter, sidewalks, driveways and ADA access ramps.

\*\* Scope of work for Alley Improvement projects includes reconstruction of alleyway section, removal and reconstruction of damaged curb, gutter, sidewalks, driveways and ADA access ramps

With respect to an implementation strategy, the tables below set the five-year objectives, goals and outcomes the City will aim to achieve during the 2010-2014 Consolidated Plan cycle.

CONSOLIDATED PLAN OBJECTIVE # CD1 – PUBLIC INFRASTRUCTURE				
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Provide and maintain first-rate infrastructure and community facilities	
<b>IMPLEMENTATION STRATEGY</b>	Provide financial assistance to support of CDBG-eligible projects that improve or upgrade the City's infrastructure and address a community priority. Improvements may include repair/replace residential street, sidewalks, ADA compliance and other related improvements.			
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	<b>HUD CODE</b> SL-3
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – Gas Tax, Measure M</li> <li>▪ Private – None</li> </ul>			
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES		
<u>Projects</u> 10		<ul style="list-style-type: none"> <li>▪ Improve the viability of Low- and Moderate-income neighborhoods by eliminating one or more substandard or deteriorated infrastructure component</li> </ul>		

CONSOLIDATED PLAN OBJECTIVE # CD2 – PUBLIC FACILITIES				
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Provide and maintain first-rate infrastructure and community facilities	
<b>IMPLEMENTATION STRATEGY</b>	Provide financial assistance in support of CDBG-eligible projects that improve or upgrade the City's public facilities and address a community priority. Improvements may include but are not limited to development, repairs, replacement and/or upgrades to eligible community and neighborhood parks and centers (including ADA compliance).			
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	<b>HUD CODE</b> SL-3
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – General Fund, Park Development Fees</li> <li>▪ Private – None</li> </ul>			
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES		
<u>Projects</u> 5		<ul style="list-style-type: none"> <li>▪ Improve the viability of Low- and Moderate-income neighborhoods by creating open space or eliminating one or more substandard or deteriorated public facility</li> </ul>		

## OBSTACLES TO IMPLEMENTING PUBLIC INFRASTRUCTURE/IMPROVEMENTS STRATEGY

- **Federal Regulations** – Federal regulations such as Prevailing Wage and Section 3 have the effect of increasing project costs (estimated at 10 to 30 percent). Both contractors and the City must use resources to document and oversee compliance. Additionally, these regulations often have the opposite effect than intended. Small local contractors typically do not have the capacity to comply with these public works contract requirements so they do not submit bids. More often than not, contracts are awarded to companies that have admin staff and work crews already in place. Despite this scenario, the City will implement prevailing wage regulations and will also work with contractors to ensure compliance with Section 3 regulations.
- **Local Budget** – The economic downturn has had a severe impact on local budgets - sales and property tax revenues are significantly lower than in past years. Similarly, fees (e.g., development, building fees) are lower as development has come to a virtual standstill and owners have delayed property improvements. In response, many capital improvement projects have been put on hold. It may be necessary for the City to allocate additional non-federal resources to the project to cover the full cost and ensure completion in a timely manner. The lack of additional funds can result in the delay of CDBG-funded activities or the need to phase or scaling back projects.

**PUBLIC SERVICES** - Public service needs have been identified with the input of residents and local service providers. (Note: Additional public service goals/outputs for homelessness prevention, senior services, and disabled services are found in the Homeless/Special Need Strategies.)

<b>CONSOLIDATED PLAN OBJECTIVE # CD3 – PUBLIC SERVICES (YOUTH SERVICES)</b>				
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Facilitate quality social services for youth and children	
<b>IMPLEMENTATION STRATEGY</b>	Provide financial support to public and nonprofit agencies that assist lower income families with children. Supported agencies should provide households with access to programs and services at reduced or no cost.			
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	<b>HUD CODE</b> SL-1
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – None</li> <li>▪ Private – Program Fees, Donations</li> </ul>			
<b>5-YEAR OUTPUTS (HUD FUNDS ONLY)</b>		<b>5-YEAR OUTCOMES</b>		
<u>Individuals</u> 4,000		<ul style="list-style-type: none"> <li>▪ For after school-based programs, improve participants grades by one letter grade or bring up to current grade level</li> </ul>		

<b>CONSOLIDATED PLAN OBJECTIVE # CD4 – PUBLIC SERVICES (GENERAL)</b>				
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b>	Facilitate quality social services for Low- and Moderate-Income individuals	
<b>IMPLEMENTATION STRATEGY</b>	Provide financial support to public and nonprofit agencies that assist lower income households. Supported agencies should provide households with access to programs and services at reduced or no cost.			
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b>	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	<b>HUD CODE</b> SL-1
<b>INPUTS</b>	<ul style="list-style-type: none"> <li>▪ Federal – CDBG</li> <li>▪ Local – None</li> <li>▪ Private – Program Fees, Donations</li> </ul>			
<b>5-YEAR OUTPUTS (HUD FUNDS ONLY)</b>		<b>5-YEAR OUTCOMES</b>		
<u>Individuals</u> 1,000		<ul style="list-style-type: none"> <li>▪ 75% of individuals provided services will improve self-reliance and/or financial independence</li> </ul>		

### OBSTACLE TO IMPLEMENTING PUBLIC SERVICES STRATEGY

- Nonprofits continue to struggle raising funds to operate their programs. Despite support from the City, these agencies may have to reduce the amount of assistance they can provide or they may have to turn away people seeking assistance.

**ECONOMIC DEVELOPMENT** - Presently the City of Costa Mesa does not utilize limited CDBG funds to carry out economic development activities; however, the City does have an Economic Development Strategy. This City's Economic Development Strategy emphasizes high quality services, low taxes, fair and reasonable fees, no utility taxes, no license fees, shorter and thorough processing and review time periods, and knowledgeable, efficient and friendly staff. The City has also implemented a business location incentives program that include the following:

- 6 % Transient Occupancy Tax
- \$200 maximum annual Business License tax
- Active Business Retention Strategy
- Ombudsman for local business issues
- Business Assistance " Hotline – (714) 754-5613
- Locational information for new businesses
- Strong, active Chamber of Commerce – (714) 885-9090
- Consolidated, One-Stop Building Permit Plan Check Services
- Simplified Zoning Code and Sign Ordinance
- Active Tourism and Promotion Council

The City has also developed a *Business Assistance Guide* (available on line at <http://www.ci.costa-mesa.ca.us/departments/CMPlanning.htm>) that provides information that answers questions regarding Costa Mesa's business permit requirements and procedures. As an additional service, information on federal, state and county permits and procedures typically required for most businesses are also listed and described.

**Planning and Administration** – The City may use up to 20 percent of its annual CDBG grant and 10 percent of its HOME grant for administration. In addition to preparing the Consolidated Plan and Annual Action Plans, program administration requires ongoing program oversight and coordination. The City also allocates funds for fair housing under program admin. Fair housing services are a critical component of the Consolidated Plan – these services helping the City address and overcome barriers to fair housing choice.

CONSOLIDATED PLAN OBJECTIVE # AD1 – FAIR HOUSING SERVICES		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Identify and eliminate barriers to fair housing choice, especially among protected classes
<b>IMPLEMENTATION STRATEGY</b>	Implement the action plan outlined in the City's Analysis of Impediments to Fair Housing including financial support for fair housing education, training and referral services, and enforcement of fair housing laws and prosecute fair housing law violators.	
<b>HUD OBJECTIVE</b>	<input type="checkbox"/> Suitable Living Environment <input checked="" type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability <b>HUD CODE</b> DH-1
<b>INPUTS</b> ■ Federal – CDBG		
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES
Households 1,500		<ul style="list-style-type: none"> <li>■ Provide fair housing counseling, education and enforcement services to Costa Mesa households</li> <li>■ Annually assess actions to eliminate impediments to fair housing</li> </ul>

CONSOLIDATED PLAN OBJECTIVE # AD2 – HUD PROGRAM ADMINISTRATION		
<b>PRIORITY NEED RATING</b>	High	<b>CITY GOAL</b> Ensure program administration maintains high standards of ethics, accountability and efficiency
<b>IMPLEMENTATION STRATEGY</b>	Ensure efficient/effective use of HUD funds to address Consolidated Plan priorities, provide oversight/coordination to make certain funds are spent properly and in a timely manner.	
<b>HUD OBJECTIVE</b>	<input checked="" type="checkbox"/> Suitable Living Environment <input type="checkbox"/> Decent Housing <input type="checkbox"/> Create Economic Opportunities	<b>HUD OUTCOME:</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability <b>HUD CODE</b> SL-3
<b>INPUTS</b> ■ Federal – CDBG, HOME		
5-YEAR OUTPUTS (HUD FUNDS ONLY)		5-YEAR OUTCOMES
Years of Admin 5		<ul style="list-style-type: none"> <li>■ Maintain program admin at a level that will ensure no HUD monitoring findings</li> </ul>

TABLE 34: PRIORITY COMMUNITY DEVELOPMENT ACTIVITIES (HUD TABLE 2B)

Priority Need	5-Yr. Goal		Yr. 1 Goal		Yr. 2 Goal		Yr. 3 Goal		Yr. 4 Goal		Yr. 5 Goal	
	Plan/Act		Plan/Act		Plan/Act		Plan/Act		Plan/Act		Plan/Act	
Acquisition of Real Property	-	-	-	-							-	-
Disposition	-	-	-	-							-	-
Clearance and Demolition	-	-	-	-							-	-
Clearance of Contaminated Sites	-	-	-	-							-	-
Code Enforcement	1250	TBD	250	TBD							1250	TBD
<b>Public Facility (General)</b>												
Senior Centers	1	TBD	1	TBD							1	TBD
Handicapped Centers	-	-	-	-							-	-
Homeless Facilities	-	-	-	-							-	-
Youth Centers	-	-	-	-							-	-
Neighborhood Facilities	-	-	-	-							-	-
Child Care Centers	-	-	-	-							-	-
Health Facilities	-	-	-	-							-	-
Mental Health Facilities	-	-	-	-							-	-
Parks and/or Recreation Facilities	4	TBD	2	TBD							4	TBD
Parking Facilities	-	-	-	-							-	-
Tree Planting <sup>1</sup>	-	-	1	TBD							-	-
Fire Stations/Equipment	-	-	-	-							-	-
Abused/Neglected Children Facilities	-	-	-	-							-	-
Asbestos Removal	-	-	-	-							-	-
Non-Residential Historic Preservation	-	-	-	-							-	-
<b>Infrastructure (General)</b>												
Water/Sewer Improvements	-	-	-	-							-	-
Street Improvements <sup>1</sup>	10	TBD	2	TBD							10	TBD
Sidewalks/ADA Ramps <sup>1</sup>	-	-	-	-							-	-
Solid Waste Disposal Improvements	-	-	-	-							-	-
Flood Drainage Improvements	-	-	-	-							-	-
<b>Public Services (General)</b>												
Senior Services	1000	TBD	235	TBD							1000	TBD
Handicapped Services	150	TBD	55	TBD							150	TBD
Legal Services	-	-	-	-							-	-
Youth Services	4000	TBD	1172	TBD							4000	TBD
Child Care Services	-	-	-	-							-	-
Transportation Services	-	-	-	-							-	-
Substance Abuse Services	-	-	-	-							-	-
Employment/Training Services	-	-	-	-							-	-
Health Services	-	-	-	-							-	-
Lead Hazard Screening	-	-	-	-							-	-
Crime Awareness	-	-	-	-							-	-
Fair Housing Activities	1500	TBD	450	TBD							1500	TBD
Tenant Landlord Counseling	-	-	-	-							-	-
Other - Homelessness Prevention	600	TBD	0	0							600	TBD
<b>Economic Development (General)</b>												
C/I Land Acquisition/Disposition	-	-	-	-							-	-
C/I Infrastructure Development	-	-	-	-							-	-
C/I Building Acq/Const/Rehab	-	-	-	-							-	-
ED Assistance to For-Profit	-	-	-	-							-	-
ED Technical Assistance	-	-	-	-							-	-
Micro-enterprise Assistance	-	-	-	-							-	-
<b>Other - Emergency Shelter</b>												
	50	TBD	0	0							50	TBD

1. Street projects may include sidewalk improvements and landscaping

### **SHORT- AND LONG-TERM STRATEGIES TO ADDRESS COMMUNITY DEVELOPMENT OBJECTIVES**

HUD requires that the City identify strategies it might undertake to meet community needs on a short- and long-term basis. In the short-term the City will implement the activities delineated in the 2010-2011 Annual Action Plan as quickly as possible. Efficient use of CDBG funding will help ensure resources reach those in need as quickly as possible and also infuse financial resources into the local economy. In the long-term, Costa Mesa may seek additional funding resources that will provide flexibility to address priority community needs and leverage federal resources. The City will also oppose measures at the State level that continue to erode local funding resources needed to meet local needs.

### **UNDERSERVED POPULATIONS**

Based on the City's **Needs Assessments**, some of the housing/service needs of the elderly, homeless, persons with disabilities and lower-income households are not being fully addressed. To meet the needs of these underserved populations, the City will allocate HOME and CDBG funding to programs that are specifically geared toward providing serves to these households. The City will also support OCHA's efforts to obtain additional rental assistance funding especially for senior and disabled households. The City's housing rehabilitation program will also focus its efforts to assist elderly homeowners undertake improvement of respective residences to address specific household needs (e.g., limited mobility improvements). Finally, as new housing units are developed, the City will ensure compliance with all federal and state regulations regarding the number of units that must be accessible.

### **NEIGHBORHOOD REVITALIZATION STRATEGY AREA**

The City of Costa Mesa does not have a Neighborhood Revitalization Strategy Area as defined and authorized by HUD.

## ADDITIONAL REQUIRED “SUB-STRATEGIES”

In addition to identifying strategies to address the housing and community priority needs listed above, the **Strategic Plan** is required to outline steps the City will implement to tackle several “Sub-strategies.”

### IMPEDIMENTS TO FAIR HOUSING

As required, the City has prepared an analysis of impediments to fair housing that residents may encounter that could prevent them from obtaining housing in a manner free of discrimination. A detailed summary of the analysis (AI) is provided in **Housing Market Analysis**. Below is a recap of the actions the City will take to address the impediments identified in the AI.

- The City’s website will be updated to provide information and links to fair housing providers including links to information in languages other than English.
- The City will explore opportunities to collaborate with local lenders to target marketing efforts and services in Low- and Moderate-Income areas of the City and areas with racial/ethnic concentration.
- The City will continue to collaborate with fair housing services providers to ensure comprehensive fair housing outreach is carried out in the community and to affirmatively market services in Low- and Moderate-income areas of concentration.
- The City will explore ways to obtain information regarding people served by other organizations that deal with fair housing and related issues (e.g., Orange County Human Relations Commission).
- The City will ensure the Redevelopment Agency’s homebuyer assistance program is available to assist minority populations enter the homeownership market.
- The City will affirmatively market its housing rehabilitation program in Low- and Moderate-income and racial/ethnic areas.
- The City will collaborate with its fair housing service provider to provide fair housing training to property management companies, mobile home parks, and homeowner associations, to ensure each is knowledgeable of fair housing laws and available services.

## **STRATEGY TO ADDRESS BARRIERS TO AFFORDABLE HOUSING**

The **Housing Market Analysis** identified several barriers to creating affordable housing. In an effort to overcome these barriers the City had developed the following strategies:

- **Government Constraints** – To the extent that a housing project warrants the assistance and resources are available, the City may consider providing waivers, incentives or subsidies to off-set the cost of complying with development fees and development requirements that add to the overall cost of development.
- **Market Constraints** – Similar to government constraints, the City will consider providing waivers or subsidies to offset a portion of development costs to ensure some or all assisted units provide safe, decent and affordable housing opportunities.
- **Consistent with the AI**, the City will also attempt to collaborate with lenders to obtain and disseminate information regarding finance programs that may help to boost the number of lower income homeowners in the City. Actions may include linking important information on the City's web site and conducting lender training in conjunction with fair housing education programs.

## **STRATEGY TO ADDRESS LEAD BASED PAINT HAZARDS**

Based on the **Housing Market Analysis**, over 80 percent of the City's housing stock was constructed prior to 1980. This large percentage seems to indicate that there is the potential for the significant lead-based paint hazards issue in the City. In response, the City's housing rehabilitation programs have been designed to test each unit build prior to 1978 (the year lead-based paint was banned) for lead-based paint. A grant is available for homeowners to remediate the lead hazards that may be found. All rental housing units that may be subject to public assistance will also be tested for lead-based paint hazards. The City also requires all public service agencies that provide housing (e.g., transitional housing) to provide evidence that shelters are free of lead paint hazards.

## **STRATEGY TO COMBAT POVERTY**

The City has identified several activities and services that can be implemented to combat poverty - this strategy includes support of programs that aim to improve coordination and collaboration among City departments and nonprofit agencies that provide social services, employment assistance, legal assistance, and other support services for lower income persons. Specific examples include the following activities:

- Implement housing programs (e.g., new construction and housing rehabilitation assistance) that may assist lower income, senior and disabled homeowners and renters. Also support rental assistance programs for Very Low-Income renters (the latter via the Orange County Housing Authority). Support homeless prevention services for individuals presently housed but at risk of losing their residence. Finally, assist those already homeless but in need of emergency or transitional housing opportunities.
- Support public services to improve the quality of life of lower income seniors, youth and special need households.
- Implementation of the City's Economic Development Strategy for the purpose of creating an environment that is conducive to building and sustaining businesses.

### **STRATEGY TO ENHANCE INSTITUTIONAL STRUCTURES**

The City will continue to utilize nonprofit to deliver public services. Additionally, City departments will continue to work together to evaluate programs and projects that may be funded in whole or in part with CDBG funds. The City will also continue to enhance its community resources coordination efforts with other local jurisdictions and the private sector. As a member of the Orange County Continuum of Care Community Forum, the City will provide critical information to the County of Orange for preparation of the County's 2010 Continuum of Care Homeless Assistance grant application. As a member of the Community Forum, Costa Mesa will provide critical information regarding mainstream funds the City will make available to serve the homeless, and also assist in identifying and prioritizing gaps and needs in the regional system of care. The City will also provide input on the development of the County's ten-year plan to end chronically homeless. Finally, the City will continue to assist the Orange County Housing Authority implement its Five-year PHA Plan.

### **STRATEGY TO ENHANCE COORDINATION**

The City is committed to continuing its participation and coordination with various County and local agencies to address the housing and supportive service needs of Low- and Moderate-income individuals and families, as well as persons with special needs. Over the next five years, City staff will continue to work closely with the appropriate state and federal agencies to complete all necessary planning and reporting documents related to the on-going administration of housing funds. Additionally, the City will continue to participate in regional homeless services planning and federal grant administration roundtables. A critical

component of the City's housing strategy is coordination of resources with private and nonprofit developers. These public-private partnerships will play a key role in identifying, obtaining and coordinating resources to build or maintain the City's housing stock, especially for lower income households.

### **STRATEGY TO IMPLEMENT PUBLIC (ASSISTED) HOUSING RESIDENT INITIATIVES**

As previously reported, the City does not operate a public housing authority, and the Orange County Housing Authority (OCHA), which administers the federal rental assistance program on behalf of Costa Mesa, does not own or manage public housing. OCHA is required to prepare a five-year plan that outlines its program goals - the City has provided OCHA with a certification that its five-year PHA Plan is consistent with the City's Consolidated Plan, and it will continue to support OCHA's efforts to meet the housing needs of the region's lower income households.

### **STRATEGY FOR ECONOMIC DEVELOPMENT**

As outlined previously, the City's Economic Development plan is focused on creating an environment that supports businesses by maintaining low taxes, fair and reasonable fees, and shorter/thorough permit processing and review periods. It is also important to note that Costa Mesa does not assess a utility user tax or a license fee.

## 2010-2011 ACTION PLAN

The 2010-2011 Action Plan is the link between the objectives developed to address priority housing and community needs identified in 2010-2014 Consolidated Plan with the annual expenditure of federal resources, specifically the Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME). Objectives, priorities and outcomes have been developed in support of the City's and HUD's program objectives.

The Action Plan is the portion of the Consolidated Plan that is revised annually. The specific time frame covered by the 2010-2011 Action Plan begins July 1, 2010 and ends June 30, 2011. The City refers to this time frame as a Fiscal Year (FY); HUD refers to this time frame as a Program Year (PY).

The Action Plan includes several HUD required components including:

1. **Standard Form 424** – These forms serve as the City's formal application to HUD for CDBG (\$1,473,245) and HOME funds (\$754,304) for FY 2010-2011
2. **Resources** – Federal, other public and private funds expected to be available to address priority needs and objectives identified in the Consolidated Plan. Also, the Action Plan provides information regarding the leveraging of non-federal and private resources with federal grant funds, and how match requirements of HUD programs will be met
3. **Description of Activities to be Undertaken** – Descriptions and information regarding activities the City will undertake in FY 2010-2011 to meet priority needs. Descriptions of activities include:
  - Number of individuals that will benefit from grant funded activities
  - Specific local objective and priority needs
  - Proposed accomplishments
  - Target date for completion
4. **Geographic Distribution** – A description of the geographic distribution of direct assistance
5. **Homeless and other Special Needs** – A HUD required outline specifying the activities that will be undertaken during the fiscal year to address the needs of the City's households at risk of homelessness, those currently homeless, and individuals that are not homeless, but have special needs

6. **Other Actions** - HUD also requires the City to reevaluate how the additional strategies outlined in the Consolidated Plan will be addressed during the fiscal year. These additional strategies include:
  - Annual actions to implement the City's strategy to eliminate impediments to fair housing
  - Addressing obstacles to meeting "underserved" needs
  - Fostering and maintaining affordable housing
  - Removing barriers to affordable housing
  - Evaluating and reducing lead-based paint hazards
  - Reducing the number of poverty level families
  - Developing institutional structures
  - Enhancing coordination between public/private housing and social service agencies
  - Economic development
  - Fostering public housing improvements and resident initiatives
7. **Program Specific Requirements** – There are certain program requirements that must be included in the Action Plan for the CDBG and HOME programs
8. **Monitoring** - The City is required to provide a description of the standards and procedures it will use to monitor activities carried out in furtherance of the Consolidated Plan and the Action Plan
9. **Certifications** - HUD requires that the City submit various certifications related to the implementation of the Consolidated/Annual Action Plan, and the CDBG and HOME programs

HUD requires that the City demonstrate how the expenditure of federal funds and non-federal funds will meet the goals and priorities identified in the Consolidated Plan. The Consolidated Plan contains several tables that delineate housing and community needs and five-year goals to address these needs. The 2010-2011 Program Year is the first year of the 2010-2014 Consolidated Plan cycle; however **ATTACHMENT 2** will be used to track five-year accomplishments. This table will be updated annually upon the completion of a program year.

In compliance with HUD regulations, a 30-day public comment period was held so members of the public are afforded the opportunity to review and comment on proposed activities. A public notice was published in the *Newport-Mesa Daily Pilot* on April 2, 2010. The 30-day comment period commenced on April 3, 2010 and ended May 3, 2010. This public notice also announced the HUD-required public hearing. The Costa Mesa City Council held this public hearing on May

4, 2010. As required, a copy of all written public comments and a summary of comments from public meetings/hearings are summarized in **ATTACHMENT 1**. **ATTACHMENT 1** also contains staff's response to written comments as applicable.

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation      *Other (Specify) _____ <input type="checkbox"/> Revision	
3. Date Received:		4. Application Identifier: B-10-MC-06-0503
5a. Federal Entity Identifier: B-10-MC-06-0503		*5b. Federal Award Identifier: B-10-MC-060503
<b>State Use Only:</b>		
6. Date Received by State:		7. State Application Identifier:
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Costa Mesa		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6005030		*c. Organizational DUNS: 066148016
<b>d. Address:</b>		
*Street 1: <u>77 Fair Drive</u>		
Street 2: _____		
*City: <u>Costa Mesa</u>		
County: <u>Orange</u>		
*State: <u>CA</u>		
Province: _____		
*Country: <u>USA</u>		
*Zip / Postal Code <u>92628</u>		
<b>e. Organizational Unit:</b>		
Department Name: City Manager		Division Name: Housing & Community Development
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <u>Ms</u>		*First Name: <u>Muriel</u>
Middle Name: _____		
*Last Name: <u>Ullman</u>		
Suffix: _____		
Title: <u>Neighborhood Improvement Manager</u>		
Organizational Affiliation: _____		
*Telephone Number: <u>714-754-5167</u>		Fax Number: <u>714-754-5330</u>
*Email: <u>mullman@ci.costa-mesa.ca.us</u>		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grant

**\*12 Funding Opportunity Number:**

NA

\*Title:

NA

**13. Competition Identification Number:**

NA

Title:

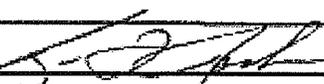
NA

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Costa Mesa

**\*15. Descriptive Title of Applicant's Project:**

CDBG funds will be used to improve housing and address community needs for lower income Costa Mesa residents.

<b>Application for Federal Assistance SF-424</b>		Version 02
<b>16. Congressional Districts Of:</b>		
*a. Applicant: 46	*b. Program/Project: 46	
<b>17. Proposed Project:</b>		
*a. Start Date: 07/01/2010	*b. End Date: 06/30/2011	
<b>18. Estimated Funding (\$):</b>		
*a. Federal	1,473,245	
*b. Applicant		
*c. State		
*d. Local		
*e. Other	479,460	
*f. Program Income	175,191	
*g. TOTAL	2,121,896	
<b>*19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____ <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
<b>*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)</p> <input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
<b>Authorized Representative:</b>		
Prefix: Mr	*First Name: Allan	
Middle Name: L.		
*Last Name: Roeder		
Suffix:		
*Title: City Manager		
*Telephone Number: 714-754-4956		Fax Number: 714-754-5330
* Email: aroeder@ci.costa-mesa.ca.us		
*Signature of Authorized Representative: 		*Date Signed: 05/06/2010

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)

<b>Application for Federal Assistance SF-424</b>		Version 02
*1. Type of Submission:	*2. Type of Application * If Revision, select appropriate letter(s)	
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation *Other (Specify) _____	
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
3. Date Received:	4. Application Identifier: M-10-MC-06-0507	
5a. Federal Entity Identifier: M-10-MC-06-0507	*5b. Federal Award Identifier: M-10-MC-06-0507	
<b>State Use Only:</b>		
6. Date Received by State:	7. State Application Identifier:	
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Costa Mesa		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6005030	*c. Organizational DUNS: 066148016	
<b>d. Address:</b>		
*Street 1:	<u>77 Fair Drive</u>	
Street 2:	_____	
*City:	<u>Costa Mesa</u>	
County:	<u>Orange</u>	
*State:	<u>CA</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>92628</u>	
<b>e. Organizational Unit:</b>		
Department Name: City Manager	Division Name: Housing & Community Development	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <u>Ms</u>	*First Name: <u>Muriel</u>	
Middle Name: _____		
*Last Name: <u>Ullman</u>		
Suffix: _____		
Title: <u>Neighborhood Improvement Manager</u>		
Organizational Affiliation: _____		
*Telephone Number: 714-754-5167	Fax Number: 714-754-5330	
*Email: <u>mullman@ci.costa-mesa.ca.us</u>		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-239

CFDA Title:

Home Investment Partnerships Act

**\*12 Funding Opportunity Number:**

NA

\*Title:

NA

**13. Competition Identification Number:**

NA

Title:

NA

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Costa Mesa

**\*15. Descriptive Title of Applicant's Project:**

HOME funds will be used to preserve, improve and expand the City's supply of housing affordable to lower income households.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

\*a. Applicant: 46

\*b. Program/Project: 46

17. Proposed Project:

\*a. Start Date: 07/01/2010

\*b. End Date: 06/30/2011

18. Estimated Funding (\$):

a. Federal	754,304
*b. Applicant	
*c. State	
*d. Local	
*e. Other	17,584
*f. Program Income	
*g. TOTAL	771,888

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr \*First Name: Allan

Middle Name: L

\*Last Name: Roeder

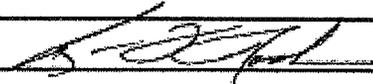
Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 714-754-4956

Fax Number: 714-754-5330

\* Email: aroder@ci.costamesa.ca.us

\*Signature of Authorized Representative: 

\*Date Signed: 05/06/2010

**RESOURCES**

**FEDERAL RESOURCES**

As part of the Consolidated Plan Action Plan, federal regulations require the City of Costa Mesa to identify federal and non-federal resources expected to be available to address the priority needs and objectives identified in the Consolidated Plan. **TABLE 35** provides information regarding federal grants resources that are expected to be available during the 2010-2011 Program Year.

**TABLE 35: ANTICIPATED FEDERAL GRANT RESOURCES FOR FY 2010-2011**

RESOURCES	ANTICIPATED AMOUNT
Community Development Block Grant (CDBG)	\$1,473,245
CDBG Program Income	\$46,611
CDBG Prior Year Program Income	\$128,580
CDBG Prior Year Reprogrammed Funds	\$479,460
HOME Investment Partnership Program (HOME)	\$754,304
HOME Program Income	\$0
HOME Admin Carry-forward	\$17,584
<b>TOTAL</b>	<b>\$2,899,784</b>

Source: U.S. Dept of Housing & Urban Development and City of Costa Mesa

**OTHER NON-FEDERAL PUBLIC AND PRIVATE RESOURCES**

As part of the Action Plan, HUD regulations require the City of Costa Mesa to delineate non-federal and private resources expected to be available to address the priority needs and objectives identified in the Consolidated Plan. **TABLE 36** provides information regarding non-federal and private resources expected to be available during the 2010-2011 Program Year.

**TABLE 36: NON-FEDERAL PUBLIC & PRIVATE RESOURCES FOR FY 2010-2011**

RESOURCES	ANTICIPATED AMOUNT
Costa Mesa Redevelopment Agency Low-Income Housing Set-Aside Fund	\$624,379
Private Funds <sup>1</sup>	\$0
<b>TOTAL</b>	<b>\$624,379</b>

1. If the City receives/uses NSP for homebuyer assistance, buyers will provide private funding.

TABLE 37 also provides a listing of additional resources that may be available to the City of Costa Mesa to carry out Consolidated Plan activities; however, several of these resources are awarded on a competitive basis or must be obtained by a nonprofit or private party.

**TABLE 37: POTENTIAL RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT 2010-2011**

PROGRAM	DESCRIPTION	ELIGIBLE ACTIVITIES
<b><u>FEDERAL RESOURCES:</u></b>		
Emergency Shelter Grant (ESG)	HUD formula grant – funds are intended to assist with the provision of shelter and services for the homeless. Costa Mesa is not an ESG grantee	<ul style="list-style-type: none"> <li>▪ Homelessness Prevention</li> <li>▪ Essential Services</li> <li>▪ Operating Expenses</li> </ul>
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Santa Ana on behalf of all OC cities. Funds are available countywide for supportive services & housing assistance. Costa Mesa is not eligible to receive HOPWA funds.	<ul style="list-style-type: none"> <li>▪ Rental Assistance</li> <li>▪ Supportive Social Services</li> <li>▪ Program Administration</li> </ul>
Low Income Housing Tax Credit (LIHTC)	Private capital to create affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in projects	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Housing Rehabilitation</li> <li>▪ Acquisition</li> </ul>
<b><u>STATE RESOURCES</u></b>		
CA Dept of Housing & Com Dev Pre-development Loan	Low interest loans for the development of affordable housing with non-profit agencies	<ul style="list-style-type: none"> <li>▪ Predevelopment Loans</li> </ul>
So Cal HOME Financing Authority	Bond financing for first-time homebuyer mortgages	<ul style="list-style-type: none"> <li>▪ First-time Homebuyer Assistance</li> </ul>
CalHome \$40,000 (From Prior Year)	Funding available for a variety of housing related programs that expand or improve affordable housing in areas identified as at-risk	<ul style="list-style-type: none"> <li>▪ Housing Rehabilitation</li> </ul>
<b><u>CITY OF COSTA MESA RESOURCES</u></b>		
Density Bonus	City allows density increase to developers who set-aside at least 25% of units for low-/mod persons	<ul style="list-style-type: none"> <li>▪ Density Bonus</li> </ul>
Tax Exempt Bonds	The Community Development Agency has authority to issue tax-exempt bonds. Bond proceeds may be used to develop affordable housing	<ul style="list-style-type: none"> <li>▪ Housing Development</li> </ul>
City/Agency Owned Land	If available and appropriate, City or Redevelopment Agency owned land may be made available	<ul style="list-style-type: none"> <li>▪ Housing</li> <li>▪ Community Facilities</li> </ul>
<b><u>PRIVATE RESOURCES</u></b>		
Federal National Mortgage Assoc. (Fannie Mae)	<ul style="list-style-type: none"> <li>▪ Community Home Buyer Program - Fixed rate mortgages</li> <li>▪ Community Home Improvement Mortgage Program - Mortgage for home purchase &amp; rehab</li> <li>▪ Fannie Neighbor – Underserved low-income minorities eligible for reduced down-payment mortgages to purchase single family homes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> <li>▪ Homebuyer Assistance/Rehab</li> <li>▪ Expand Home Ownership for Minorities</li> </ul>
California Community Reinvestment Corp. (CCRC)	Mortgage consortium that pools resources to reduce lender risk in financing affordable housing	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-, for-profit developers and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Expand Home Ownership for Lower Income Persons</li> </ul>
Orange County Affordable Housing Clearinghouse	Non-profit lender consortium	<ul style="list-style-type: none"> <li>▪ Construction Financing</li> <li>▪ Permanent Financing</li> </ul>

## LEVERAGING OF RESOURCES

HUD requires the City to discuss how federal resources to be made available during the 2010-2011 Program Year will leverage other non-federal public and private resources.

The City will continue to layer private and non-federal resources with federal funds especially when gaps in financing of affordable housing projects are identified. CDBG funds may also be used to match other resources obtained to undertake public improvements slated for FY 2010-2011. With respect to public services funded with CDBG funds, the City requires all grant subrecipients to identify other resources they will utilize during the Program Year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available thus minimizing the dependence on federal funds. As shown in the above table, over \$600,000 in non-federal resources will leverage CDBG and HOME funds during FY 2010-2011.

## FEDERAL MATCH REQUIREMENTS

There is no federal requirement for the City to match CDBG funds with other non-federal program resources. The HOME program does require that for every HOME dollar spent, the City must provide a 25% match with non-federal dollars. HUD allows the City to use various resources to meet this match requirement. Eligible forms of match include:

- Cash
- Value of waived taxes, fees or charges
- Value of donated land
- Value of donated materials and/or labor

Costa Mesa will continue to implement its current strategy to match HOME funds by undertaking projects that blend local and private resources with HOME funds. Based on past actions, match sources will include the value of waived fees and charges, the value of donated land, and the value of donated labor/materials. As required, the City maintains a log of current match sources including a balance of excess match (if applicable). The City's match log indicated the City has match credit on hand (\$781,173.72).

## ACTIVITIES TO BE UNDERTAKE

Descriptions of the activities the City of Costa Mesa will undertake during FY 2010-2011 with CDBG and HOME funds are summarized in **TABLE 38 - TABLE 39** provides information regarding non-HUD funded activities to be undertaken in 2010-2011. **ATTACHMENT 3: LISTING OF PROPOSED 2010-2011 HUD-FUNDED ACTIVITIES** provides a detailed summary of proposed

CDBG- and HOME-funded activities. These activities have been selected for implementation in order to address HIGH priority needs identified in the Consolidated Plan.

**TABLE 38: 2010-2011 CDBG/HOME FUNDED ACTIVITIES**

ACTIVITY (PROJECT I.D. No.)	CONSOLIDATED PLAN RELATIVE PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
1. Alzheimer's Family Services Center	Low-Income Elderly Services Housing - High Priority	25 Individuals	\$10,000
2. CDBG Administration	Planning/Admin Activities - High Priority	1 Yr of Program Admin	\$267,149
3. CHDO Reserve <sup>1</sup>	Lower Income Renters - Moderate Priority	N.A.	\$113,146
4. Code Enforcement	Lower Income Homeowners - High Priority	250 Housing Units	\$340,724
5. Community & School Collaboration	Lower Income Youths Services - High Priority	250 Individuals	\$5,000
6. Community Senior Serve – Congregate Meal Program	Low-Income Elderly Services Housing - High Priority	400 Individuals	\$20,000
7. Community Senior Serve – Home Delivered Meal Program	Low-Income Elderly Services Housing - High Priority	150 Individuals	\$20,000
8. Costa Mesa Senior Center Facility Improvements	Provide Safe & Decent Public Facilities - High Priority	1 Facility	\$48,000
9. Costa Mesa Senior Corp – Social Services Program	Low-Income Elderly Services Housing – High Priority	250 Individuals	\$20,000
10. Council on Aging	Low-Income Elderly Services Housing – High Priority	50 Individuals	\$7,500
11. Elwyn	Persons with Disabilities Services - High Priority	35 Individuals	\$24,000
12. Energy Grant Program	Lower Income Homeowners - High Priority	3 Housing Units	\$30,000
13. Fair Housing Services	Planning/Admin Activities - High Priority	450 Households	\$27,500
14. HOME Administration <sup>2</sup>	Planning/Admin Activities - High Priority	1 Yr of Program Admin	\$93,014
15. Human Options	Low-Income Persons Services & Housing - High Priority	102 Individuals	\$16,500
16. Joann Bike Path	Provide Safe & Decent Neighborhoods - High Priority	1 Facility	\$520,000
17. Mercy House	Emergency & Transitional Homeless Housing - High Priority	10 Individuals	\$15,000
18. Mika Community Development Corp	Lower Income Youths Services - High Priority	150 Individuals	\$15,000
19. Neighborhood Improvement Grants	Lower Income Homeowners - High Priority	18 Housing Units	\$215,728
20. Neighbors for Neighbors	Lower Income Homeowners - High Priority	10 Housing Units	\$95,537
21. Park Improvements / Smallwood Park	Provide Safe & Decent Public Facilities - High Priority	1 Facility	\$130,000

ACTIVITY (PROJECT I.D. No.)	CONSOLIDATED PLAN RELATIVE PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
22. Public Facility Improvements / NCC & DRC ADA Improvements	Provide Safe & Decent Public Facilities - High Priority	2 Facilities	\$48,000
23. Serving People In Need	Persons with Disabilities Services - High Priority	20 Individuals	\$20,986
24. Single Family Rehabilitation Loans	Lower Income Homeowners - High Priority	8 Housing Units	\$350,000
25. Street Improvements / Bay Ave Alley	Provide Safe & Decent Neighborhoods - High Priority	864 Individuals	\$145,000
26. Street Improvements / Ford Street Alley	Provide Safe & Decent Neighborhoods - High Priority	864 Individuals	\$145,000
27. Tool Rental Program	Lower Income Homeowners - High Priority	4 Housing Units	\$10,000
28. Tree Planting/Residential Parkway Restoration	Provide Safe & Decent Neighborhoods - High Priority	1 Project	\$100,000
29. Women Helping Women	Lower Income Youths Services - High Priority	235 Individuals	\$22,000
30. Youth Employment Services	Lower Income Youths Services - High Priority	670 Individuals	\$25,000
<b>TOTAL</b>			<b>\$2,899,784</b>

1. HUD-required CHDO reservation - no project identified at this time.

2. Includes \$20,000 in carry forward HOME admin funds. 10% of 09-10 allocation is \$76,123.

**TABLE 39: 2010-2011 NON-CDBG/HOME FUNDED ACTIVITIES**

ACTIVITY/RESOURCE	CONSOLIDATED PLAN PRIORITY	ACCOMPLISHMENT GOAL FOR 2010	ALLOCATION
1. Single Family Rehabilitation – CalHome Loans <sup>1</sup>	Low Income Renter Housing (High Priority)	1 Housing Units	\$40,000
2. First Time Homebuyer – Redevelopment <sup>2</sup>	Low/Mod-Income Homeowners (High Priority)	0 Housing Unit	\$0
3. Private Mortgage Funds <sup>2</sup>	Low/Mod-Income Homeowners (High Priority)	NA	\$0
4. Single Family Rehabilitation – Loans <sup>3</sup>	Low Income Renter Housing (High Priority)	2 Housing Units	\$182,950
5. Single Family Rehabilitation – Grant	Low Income Renter Housing (High Priority)	30 Housing Units	\$225,205
<b>TOTAL</b>			<b>\$448,155</b>

1. CalHome allocation received by the City during the 2007-2008 program year.

2. Redevelopment Agency mortgage assistance program temporarily suspended due to lack of funding.

3. Includes funds for lead paint testing for both redevelopment and HOME funded rehabilitation.

## GEOGRAPHIC DISTRIBUTION

The description of the geographic distribution of federal grant funds is depicted in **MAP 6**. This map provides a view of the City's target area where CDBG resources may be utilized and plots where FY 2010-2011 proposed activities will be located. The City will primarily

focus its Consolidated Plan-funded activities in the community's Low- and Moderate-income areas, which are predominately situated in Costa Mesa's "Westside." Areas of the City outside of the CDBG target areas will benefit from activities that are "limited-clientele" in nature, i.e., an individuals/household can benefit from federally assisted program provided they meet program eligibility criteria.

In 2003, HUD notified the City that it was eligible to utilize an alternate Low-/Moderate-income standard than the standards published by HUD at the beginning of each calendar year. HUD regulations allow "high cost" areas, such as Orange County, to use the "uncapped" 80 percent income standard versus HUD's "capped" standard. The latter is typically adjusted to mirror national income trends. The benefit of utilizing the uncapped 80 percent income standard is that in general, both the CDBG and HOME programs can be used to assist households with slightly higher incomes – the City has chosen to use HUD's "capped" income standard (listed below). HUD updates these income limits annually.

**2009 "CAPPED" LOW/MODERATE-INCOME STANDARD**

MEDIAN \$86,100	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8+ PERSONS
CAPPED	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200

Source: U.S. Department of Housing & Urban Development

**HOMELESS AND OTHER SPECIAL NEEDS**

The summary below outlines the activities the City proposes to carry out during 2010-2011 to address the needs of Costa Mesa's homeless individuals and families, those at risk of becoming homeless, and households with special needs that require housing.

In February 2009 the City was allocated \$560,237 Homelessness Prevention (HPRP) funds as part of the American Recovery and Reinvestment Act of 2009. While HUD considers HPRP funds as 2008-2009 Program Year resources, the City has until 2011 to use the funds. The President, Congress and HUD have placed an emphasis on utilizing these funds to assist those individuals and families that are at risk of becoming homeless and to also assist those already homeless. HPRP funds are available to provide short-term and medium-term rental assistance, housing relocation and stabilization services, and services such as mediation, credit counseling, security/utility deposits, utility payments, moving cost assistance, and case management. The City has committed these funds to Mercy House and Serving

People In Need. While program efforts have begun, HPRP program regulations have severely limited the number of households that can benefit from the program. The City is not required to identify and report HPRP accomplishments (a separate annual performance report is required); however, it is important to recognize these resources as part of the City's 2010-2011 actions to address homelessness.

HUD's *Continuum of Care (CoC)* concept has been outlined in the Housing Needs Assessment. Similarly, the City's CoC strategy was discussed in the Strategic Plan. HUD also requires that the City identify the specific actions it will undertake during the one-year Action Plan time frame to implement the CoC strategy. Listed below are the specific activities the City will employ during 2010-2011 to address the needs of the City's homeless.

- **Prevention** – Several programs are available to assist Costa Mesa households at risk of becoming homeless. These programs are offered by community-based nonprofits and include one-time payment of rent/utilities to prevent eviction and/or utility terminations, monetary assistance for basic necessities such as auto repairs, prescriptions, and free/reduced cost food and medical care. No homelessness prevention programs applied for CDBG for 2010-2011; however, HPRP funds have been allocated for this purpose.
- **Emergency Shelter** – In prior years CDBG public service grant funds have been allocated to provide emergency shelter and support services for the homeless. The City received no applications for emergency shelter.
- **Transitional Housing** – Transitional housing is a key component to a continuum of care strategy. Transitional housing provides a critical link to permanent housing and self-sufficiency. One program is recommended for funding which will serve an estimated 10 individuals during Fiscal Year 2010-2011.
- **Transition to Permanent Housing** – Individuals leaving a transitional homeless housing/supportive care programs will access permanent housing with the assistance of community-based nonprofits. No City resources have been allocated to support permanent housing activities during 2010-2011; however, several community-based service agencies will provide such housing opportunities for the community's homeless.
- **Persons With Special Needs That Are Not Homeless But Require Supportive Housing** – During the 2010-2011 Program Year, the housing needs of individuals with special needs will be addressed by the Orange County Housing Authority and local community based nonprofits. OCHA estimates 175 disabled households will continue to receive rental

assistance. Additionally, Serving People In Need (SPIN) will utilize CDBG funds to place individuals recovering from substance addiction in a recovery home where they will receive treatment and supportive services. It is anticipated that 20 individuals will benefit from this program. CDBG funding is also allocated to the Senior Ombudsman program. This program aims to ensure that frail elderly living in managed care facilities are provided decent housing and that they are also treated with respect and dignity. Finally, CDBG funding will be allocated to Elwyn - Elywn will provide employment opportunities for developmentally disabled adults to supplement their current income.

## **OTHER ACTIONS**

### **IMPEDIMENTS TO FAIR HOUSING CHOICE**

As previously outlined, Costa Mesa is required to undertake an analysis of impediments to fair housing prevalent in the community and to develop an action plan to address impediments. The City participated in the preparation of an Analysis of Impediments to Fair Housing (AI) in partnership with three other Orange County communities. The AI covers the time period of Program Years 2010-2011 through 2014-2015.

For the 2010-2011 Program Year, the City will undertake the following actions to implement the City's AI strategy:

- The City's website will be updated to provide information and links to fair housing providers including links to information in languages other than English.
- The City will explore opportunities to collaborate with local lenders to target marketing efforts and services in Low- and Moderate-Income areas of the City and areas with racial/ethnic concentration.
- The City will continue to collaborate with fair housing services providers to ensure comprehensive fair housing outreach is carried out in the community and to affirmatively market services in Low- and Moderate-income areas of concentration.
- The City will explore ways to obtain information regarding people served by other organizations that deal with fair housing and related issues (e.g., Orange County Human Relations Commission).
- While not resources are allocated for 2010-2011, the City take steps to ensure the Redevelopment Agency's homebuyer assistance program is available to all applicants (including minority populations) free of discrimination.

- The City will explore ways it can affirmatively market its housing rehabilitation programs in Low- and Moderate-income and areas with higher minority racial/ethnic concentration.
- The City will collaborate with its fair housing service provider to and explore opportunities to provide fair housing training to property management companies, mobile home parks, and homeowner associations.

### **ACTIONS TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS**

The need for affordable housing for lower income households and supportive housing for persons with special needs continues to exceed the available resources.

- According to the Orange County Housing Authority (OCHA), As of January 2010 there are 480 households receiving Housing Choice Voucher rental assistance in Costa Mesa. Of these households, 178 are disabled households and 162 senior households – two populations identified as underserved in the City’s Consolidated Plan. The City’s housing rehabilitation program will also ensure that improvement of respective residences take into account specific household needs to address limited mobility requirements.
- During FY 2010-2011, a substantial portion of CDBG public service grant funds will be allocated to support needs of Costa Mesa’s elderly population. Activities to be funded include social services, delivery of meals, and adult day care. Additionally, the City will support the Senior Ombudsman program with CDBG funds. This program’s primary purpose is to ensure seniors and other persons that are confined to managed care facilities are treated with proper care and respect. Program ombudsmen conduct unannounced visits to group homes and care facilities to inspect the care of residents. With substantial reductions in State funding, the City’s contribution of CDBG funds will ensure these residents are provided with a reasonable quality of life.
- As previously stated, OCHA will provide federally funded rental assistance to 178 disabled Costa Mesa households. Additionally, the City will provide CDBG funds to California Elwyn during FY 2010-2011 to support activities that will increase employment opportunities for individuals with developmental disabilities - employment opportunities help supplement the public assistance these disabled individuals receive thus allowing for new housing options and improving the overall quality of their life.

### **FOSTERING AND MAINTAINING AFFORDABLE HOUSING**

The City of Costa Mesa has identified the actions it will undertake during the 2010-2011 Program Year to foster and maintain affordable housing. The Consolidated Plan identified

programs such as HOME-funded Single-Family Rehabilitation Loans and Neighborhood Improvement Grants as a means to maintain and improve housing currently occupied by Low- and Moderate-Income homeowners. By providing deferred payment loans and grant funds, lower income households are able to rehabilitate their residence to meet basic housing quality standards and incur zero or minimal additional housing costs. An estimated 26 housing units will be assisted with HOME funds during the 2010-2011 Program Year. Redevelopment funds will be utilized to rehab an additional 32 units. Additionally, the City's Neighbors For Neighbors program will assist with the improvement of 10 housing units occupied by Very Low-Income homeowners.

In prior years homeownership opportunities were made available to Moderate-Income households through referrals and the Costa Mesa Redevelopment Agency sponsored Down Payment Assistance.<sup>65</sup> Despite lower housing prices, Costa Mesa's median priced home still remains out of reach of most Low- and Moderate Income first-time homebuyers. Unfortunately, due to the Agency's limited resources it is anticipated that no first-time homebuyer will be assisted during FY 2010-2011.

In July 2008, the *Housing and Economic Recovery Act of 2008* was signed into law. This law authorized the creation of the Neighborhood Improvement Program (NSP), which aimed to stem the negative impact of foreclosed homes on residential neighborhood. The City of Costa Mesa did not qualify as a direct HUD-NSP recipient, nor did it qualify as a direct recipient of NSP funding from the State of California Department of Housing and Community Development (HCD); however in partnership with two other Orange County cities, Costa Mesa did apply for and received an allocation of NSP funds from the State. The City anticipates these resources will be expended during the 2010-2011 Program Year to assist with the purchase/preserve of two to three units, which will ultimately be sold to a qualified lower income home buyer.

City staff will also continue to explore the possibility of assisting with the development of a 52-unit senior rental project. In addition to housing for seniors, negotiations are underway to set aside 20 percent of the project's units for adults with developmental disabilities.

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<sup>65</sup> Households with incomes up to 120% of area median income may be assisted with these non-federal resources.

Another means the City will use to foster and maintain its supply of affordable rental housing is by monitoring rental units with covenants that require compliance with housing quality standards and occupancy occupied standards. Additionally, while the City does not operate a public housing authority, it does support the efforts of the Orange County Housing Authority (OCHA), which operates the Housing Choice Voucher rental assistance program within the city limits. OCHA reports as of January 2010, 480 voucher recipient households reside in Costa Mesa. Finally, ongoing code enforcement efforts will ensure the quality of Costa Mesa's owner and renter housing supply. By enforcing housing and building codes, the City's housing stock will be maintained and upgraded. It is anticipated that over the course of FY 2010-2011, 250 housing units that are subject to code enforcement efforts will meet local housing and building codes.

### **BARRIERS TO AFFORDABLE HOUSING**

The Consolidated Plan identifies several governmental and non-governmental barriers present in Costa Mesa that may act as obstacles to expanding affordable housing opportunities. During the 2010-2011 Program Year, the City will implement the following actions in an effort to overcome these barriers.

Governmental barriers identified in the Consolidated Plan include land use controls, entitlement processing/fees, and building codes. Land use controls are necessary to ensure the orderly and appropriate development of real property.

- The City has created zones where mid-rise, high density housing is permitted. Additional incentives to develop these units have been included in development standards, unfortunately, the construction of these units is dependent on the market.
- Fees, land dedications, and public improvements for some affordable housing development activity, the City may consider providing a subsidy to pay for a portion of fees; however, no project has been identified for the 2010-2011 Program Year.
- Since building and housing codes are implemented to ensure the safety of the community (more specifically, the residents of housing units), it is unlikely that the City will waive building or housing code requirements as a means to increase affordability.

Non-government barriers to affordable housing include the availability and cost of land and the cost of construction. In the past year financing has become the most prevalent obstacle as lenders have pulled back credit as a means to assess the impact of the collapse of the

subprime mortgage. Since Costa Mesa is essentially “built out,” finding vacant land suitable for housing development is difficult. Assembling smaller parcels into larger parcels is an option. The City has identified vacant and underutilized parcels that may be suitable for housing development. Financing of project has remained problematic as lenders scrutinize projects in light of the subprime mortgage debacle. The City’s HOME and Redevelopment funds limited; however, projects with merit may be considered for assistance.

### **LEAD-BASED PAINT HAZARDS**

In September 1999, HUD published regulations for lead based paint hazard reduction for federally assisted housing activities. Since this time Title X regulations have had a profound impact on the City’s housing programs. In addition to the education and disclosure measures, Title X regulations require enhanced testing and comprehensive abatement procedures (which may include the temporary displacement of households). The City has updated its housing rehabilitation program procedures to ensure all required lead paint hazard reduction controls are put in place. To address the potential financial impact of complying with Title X lead paint regulations, the City will provide grants to cover the cost of testing and lead paint abatement for qualified property owners (grants range from \$1,500 to \$5,000). Based on actual experiences, 20 to 25 percent of properties participating in rehabilitation programs will test positive for lead paint. At a minimum, testing for lead will cost \$450 per unit (exterior and interior testing), with a clearance report costing an average of \$250. The actual cost of removing lead-based paint hazards varies from size and scope of the project and extent of lead contamination (e.g., the average cost to replace a lead-contaminated window is \$500, a garage door \$1,400, and an exterior door \$700).

### **ANTI-POVERTY STRATEGY**

The U.S. Census Bureau’s 2008 *American Community Survey* reports 9.6 percent of Costa Mesa residents live below the poverty level. Of the individuals living in poverty, 18.5 percent are Costa Mesa residents age 65 and older and 31.9 percent are children under 18 years of age.

The City has identified the following actions for the 2010-2011 Program Year to reduce the number of individuals and families living below the poverty level:

- Continue to support activities that preserve and expand the supply of housing that is affordable to very low-income households. Activities include funding for rehabilitation of owner-occupied and support for OCHA's rental assistance program
- Continue to support a continuum of housing/service programs that assist the homeless
- Continue to support code enforcement programs to ensure lower income households have a safe, decent and appropriate place to live
- Continue to support public services that serve the community's lower income youth, seniors, families, and individuals with disabilities

### **INSTITUTIONAL STRUCTURE**

During the 2010-2011 Program Year, the City will continue efforts to build a structure of partnerships with the public housing authority, nonprofits, faith-based organizations, and other public institutions and the private industry. These partnerships will be utilized to carry out activities that address the housing and community needs identified in the Consolidated Plan. As an example, the City will continue to utilize the nonprofit community to assist with carrying out public services. Similarly, the City will continue to build its relationship with the Orange County Housing Authority to implement its Public Housing Authority Plan, and conversely, the Authority will assist the City meet the housing needs of lower income renters. The private lending and real estate community will continue to be key partners in the City's implementation of NSP-related activity. By working closely with industry representatives, efficient utilization of public resources will be realized.

### **STRUCTURES TO ENHANCE COORDINATION IN THE COMMUNITY**

During the 2010-2011 Program Year, the City of Costa Mesa will implement the following actions to develop institutional structures and enhance coordination between public/private housing and social service agencies:

- To implement the NSP program, Costa Mesa will work closely with a nonprofit, private lending institutions, and the local Realtor community. It is critical for the timely use of NSP funding that implementation efforts are well coordinated and communicated.
- Costa Mesa will continue to support and assist with the development of Orange County's regional Continuum of Care system. This includes attending regional Continuum of Care Community Forum quarterly meetings, providing "Certificates of Consistency" for agencies within its jurisdiction applying for grant funds from HUD

through the County, and supporting the priority needs of the regional system of care for the homeless.<sup>66</sup> The regional Continuum of Care Community Forum is comprised of the County, Orange County cities, nonprofit service providers and affordable housing developers. Participation in this forum allows the City to better coordinate the utilization of its limited resources at the local and regional basis.

- Impediments to fair housing are not necessarily local issues but tend to be regional in nature; however, the City will undertake efforts to address the constraints identified in the City's AI in an effort to eliminate barriers to fair housing for all residents.
- Costa Mesa will continue to coordinate area nonprofits in an effort to reduce duplication of services funded by the City and to better ensure that a variety of services are available to all City residents. The City encourages the use of coalitions and collaboratives to deliver public services. (Encouragement is provided by allocating extra rating points for agencies that apply for CDBG public service grant funds as part of a coalition or collaborative.) Costa Mesa will continue to encourage the use of collaborative efforts by nonprofits thus helping to improve the efficient and effective utilization of limited CDBG funds.

## **PUBLIC HOUSING**

HUD also requires that the City identify how it will foster public housing improvements and resident initiatives during the 2010-2011 Program Year. The City of Costa Mesa does not own or manage public or assisted housing; however, the City will support the initiatives of the Orange County Housing Authority. It is reported that 480 Costa Mesa households receive Housing Choice Voucher rental assistance.

## **STRATEGY FOR ECONOMIC DEVELOPMENT**

As outlined previously, the City's Economic Development plan is focused on creating an environment that supports businesses by maintaining low taxes, fair and reasonable fees, and shorter/thorough permit processing and review periods. It is also important to note that Costa Mesa does not assess a utility user tax or a license fee.

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<sup>66</sup> Certifications of Consistency will only be provided for projects that are consistent with the City's Continuum of Care strategy and that are not subject to pending code enforcement, land use or law enforcement compliance issues. A complete description of the proposed activity must also be provided. Also, Certifications will only be provided for activities that are within the City's jurisdiction; multi-jurisdictional proposals will need to provide certifications from other affected jurisdictions before the Costa Mesa will certify consistency.

## **MEASURE OUTCOMES**

HUD has implemented a results-oriented management and accountability system that measures outcomes as well as outputs of CDBG- and HOME-funded activities. The City has taken steps to implement this system by requiring all applicants to identify which of HUD's outcome measurements the activity will address. This information was required as part of the 2010-2011 HUD-funding application process and was also included in the 2010-2011 funding agreements. As HUD continues to refine these requirements the City will also revise current efforts to collect/report outcome measurements from all HUD-funded activities.

## **PROGRAM SPECIFIC REQUIREMENTS**

HUD requires that the Annual Action Plan provide evidence that activities to be funded with federal funds are in compliance with specific program requirements.

### **CDBG PROGRAM**

A summary of planned activities to be funded with CDBG during the 2010-2011 Program Year is provided in ATTACHMENT 3. The City will utilize program income accrued during prior years during 2010-2011. The City does not have urban renewal settlements, grant funds returned to the line of credit, or income from float funded activities to use during the 2010-2011 Program Year. No urgent need activities are anticipated in 2010-2011.

### **HOME PROGRAM**

The City of Costa Mesa HOME program for the 2010-2011 Program Year is designed to preserve existing affordable housing, expand the supply of decent and affordable housing, and strengthen public-private partnerships. HOME-funded activities are summarized in ATTACHMENT 3. All HOME assisted units will have appropriate covenants and language included in written agreements in accordance with HUD regulations.

Costa Mesa has not allocated HOME funds to undertake first-time homebuyer assistance during 2010-2011. If HOME funds are appropriated for this activity after the beginning of the fiscal year, the City will ensure that the Action Plan is revised and program guidelines include resale provisions or a means to recapture down payment assistance as required by the HOME program. Similarly, if HOME funds are used to refinance existing debt on multi-

family housing units that are being rehabilitated with HOME funds, the City will ensure that all applicable HOME guidelines are included in appropriate contracts and agreements.

The City will utilize existing policies and procedures to ensure that HOME-funded rental and homebuyer projects with five or more units, comply with regulations to ensure units are affirmatively marketed in order to attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. Additionally, during the report period the City will continue to implement its Minority Outreach Program in order to identify and contact minority/women owned enterprises and minority/women business owner organizations, and invite them to submit bids on HOME-sponsored activities.

### **MONITORING**

Costa Mesa has instituted a monitoring plan for all subgrantees receiving CDBG public service grant funds. Monitoring involves an in-house review of progress reports and expenditures, and an on-site visit of subgrantees to ensure further compliance with federal regulations. The City's monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided as necessary. At a minimum, public service grant recipients receiving consecutive years of CDBG funding will undergo on-site monitoring every other year. If resources permit, they will be monitored annually. Any new grant recipient or a recipient that has displayed administrative/program issues will be monitored annually. A monitoring handbook and checklist have been developed by the City to assist with program evaluation and on-site monitoring.

Rental housing units that are subject to long-term affordability are also monitored. The HOME program has established time intervals to conduct on-site property inspections. These intervals are based on the number of rental units in the HOME-assisted project. HOME-required inspections can vary from once per year to once every three years. Costa Mesa has established a master list of HOME assisted units listing inspection intervals and dates for the next on-site inspection. To ensure qualified low-income households occupy rental units, an annual recertification of tenant eligibility is required by the City. These monitoring efforts will be continued during the 2010-2011 Program Year.

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

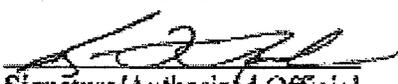
**Anti-Lobbying** – To the best of the jurisdiction’s knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** – The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** – It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

05/06/2010  
Date

Allan L. Roeder, City Manager  
Title

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

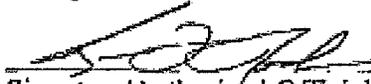
**Excessive Force** – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** – It will comply with applicable laws.

  
Signature/Authorized Official

05/06/2010  
Date

Allan L. Roeder, City Manager  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction’s consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** – it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** – before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
Signature/Authorized Official

05/06/2010  
Date

Allan L. Roeder, City Manager  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

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Check \_\_\_ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

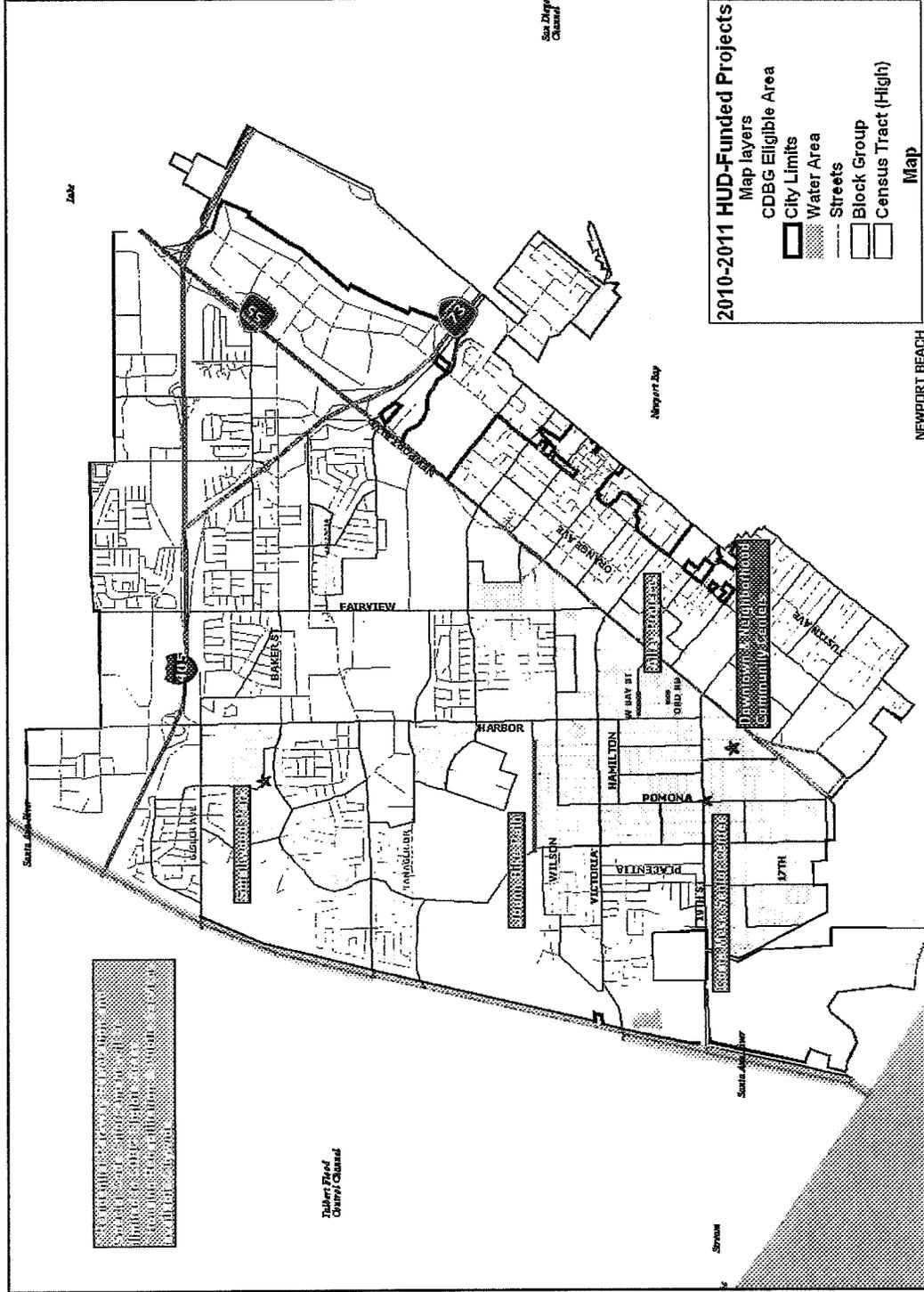
"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug "statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" mean" the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (i") all "indirect charge"" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This' definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or 'employees of subrecipients or subcontractors in covered workplaces).

**MAP 6**  
**2010-2011 HUD-FUNDED PROJECTS**

**MAP 6: 2010-2011 HUD-FUNDED ACTIVITIES**



**ATTACHMENT 1**  
**PUBLIC NOTICE & SUMMARY OF PUBLIC INPUT**



## SUMMARY OF PUBLIC INPUT

### SEPTEMBER 10, 2009 & OCTOBER 20, 2009 PUBLIC INPUT MEETING

- The City need more low-income housing; improvements to low income areas including code enforcement, street lights and alley improvements
- Rents are too high to live in Costa Mesa; housing prices are too high to by. CMPD needs to work with underserved communities
- There are gaps in affordable housing. Would like to see an inclusionary housing program for new development and incentives for developers to build affordable housing.
- Need more code enforcement on the Westside. Need fines for loitering and for littering in alleys and streets
- Need affordable rents and homebuyer assistance
- Need substance abuse programs
- There is a lack of emergency shelter and outreach services for the homeless
- The City needs affordable housing, childcare and financial literacy programs
- There is a need for recreation/enrichment programs for teens including financial literacy
- There is a need for services for lower income disabled seniors
- There is a need for low cost senior housing
- Senior center
- There is a need for services for teens and very low income undocumented residents
- Focus funds on low water and energy wise improvements at parks

### SUMMARY OF PUBLIC COMMENTS 3/23/2010 3R COMMITTEE

- 3R Committee members asked questions regarding the amount of CDBG funding going toward capital projects; on member argued more funding needed to be put into the city's housing infrastructure. Staff indicated that the 3R can make recommendations to the City Council on changing proposed programs and funding levels.
- Regarding HOME funds, Committee members asked questions regarding the value of mobile homes and the amount of funds provided to rehab these housing units – was it work rehabbing coaches? Staff provided input on the value of coaches after rehab but emphasized that units assisted are truly in need of repair.
- A Committee member asked staff about the process used to audit public service grants. Staff explained that most public service agencies have independent audits conducted of their programs. Staff undertakes an annual monitoring of most agencies to verify proper documentation of clients and also reviews internal controls.
- One committee member highlighted that a large number of people are going helped with a small percentage of grant funds ... other programs (housing) were spending a larger percentage of grant to help a small number of people.
- Committee member asked how additional funds available for public services will be handled if the City receives more CDBG funding than anticipated. Staff indicated that subcommittee agreed to increase grant amounts by the percent increase/decrease of the final grant.
- A member of the Committee that interviewed applicants indicated that the subcommittee evaluating applications vetted each program for the proposed use of funds.
- Representatives of Youth Employment Services, Mercy House, Women Helping Women, SPIN, Human Options, Council on Aging and Alzheimer's Family Services Center thanked the subcommittee for the recommendation to fund their respective programs.
- Committee members had extensive questions and input regarding proposed Tool Rental and Energy Grant programs. Comments included reducing the maximum tool rental voucher from \$500 to \$100. For energy grants, the City should focus funds on quick fix items such as light bulbs versus larger

items like replacing old furnace. Also perhaps a priority should be given to assist households that have larger utility bills versus those with small bills. Several question the cost/return of the program.

- Committee member reiterated the need to fix the City's housing stock. Is the City missing an opportunity to fix the housing stock with these programs (tool rental and energy grants).
- There was a suggestion to scrap tool and energy grant programs. Staff indicated that the City had received inquires from community and faith-based groups about the ability to rent tools to help elderly/disabled residents that could not fix or maintain their homes. The Tool Rental Program was designed in response.
- Committee members also indicated it was their opinion that the subsidy provided by the Redevelopment Agency for homebuyer assistance is too high.

#### **SUMMARY OF PUBLIC COMMENTS 4/132/2010 CITY COUNCIL STUDY SESSION**

- A member of the public urged the City Council to look closely at two agencies recommended for CDBG public service grant funding. Based on accomplishment reports these agencies served 100% Latinos. Programs funded with CDBG should reflect the City's race/ethnicity composition.
- The executive director of the Costa Mesa Senior Corporation requested an explanation why all senior programs save theirs, was funded the full amount they requested.
- A member of the public indicated the Consolidated Plan should consider low-income housing for seniors – she supports more senior housing.
- The City Mayor indicated he would like to see some type of standard for public service agencies that shows they are meeting goals/outcomes. Staff indicated such items are already included as part of the application.

#### **SUMMARY OF ADDITIONAL WRITTEN PUBLIC COMMENTS & CITY RESPONSE**

Two written comments were received during the public review period. These comments and staff's response are incorporated into this Attachment.

#### **SUMMARY OF PUBLIC COMMENTS 5/4/2010 CITY COUNCIL PUBLIC HEARING**

- Seven individuals spoke in support of the Costa Mesa Senior Corporation's application for grant funding. They asked the Council not to reduce the grant amount for 2010-2011 from the current level.
- A representative of Human Options thanked the City Council for past support and asked for continued support in 2010-2011.
- Two individuals spoke in support of Youth Employment Services. They spoke about the services provided and thanked the Council for past support and asked for continued financial support.
- A representative of Community Senior Serve thanked the City Council for past support and asked for continued support in 2010-2011.
- A representative of Women Helping Women thanked the City Council for past support and asked for continued support in 2010-2011.
- A representative of Serving People In Need provided a summary of the agency's program and thanked the asked for to support the preliminary grant recommendation for the agency.
- A representative of MIKA thanked the City Council for past support and asked for continued support in 2010-2011.
- A representative of the Council on Ageing thanked the City Council for past support and asked for continued support in 2010-2011.

**Written Comment #1 (submitted via email and USPS)**

April 27, 2010

Mr. Mike Linares  
CDBG/Home Coordinator  
77fair Drive  
Costa Mesa, CA. 92628

Re: Public Comments–2010 Consolidated Plan and 2010-2011 Action Plan. Proposed Use of Funds

**1. Public Service funds given to non-profits should not be used in ways that discriminate or which tend to keep parts of our city mired in slum-like conditions.**

This year, the City is being asked to give \$204,189 to non-profits. Two of these non-profits reported on their HUD forms last year, in this city that is approximately 70% white and 30% Hispanic, that 100% of their clients were Hispanic.

Thus, these two non-profits do not look like Costa Mesa and should not receive tax payer funds unless they reform their practices so that they serve all citizens of this city regardless of race/ethnicity.

In addition, there is an over concentration of non-profits on the Westside. This tends to keep the area downscale as these non-profits act as magnets drawing people to the Westside who use these non-profits. This creates a skid row effect. The non-profits should be spread out so that the Westside is not unduly affected by their over-concentration there. The City can and should encourage this to happen.

**2. CDBG funds should be used to create pocket parks in impacted neighborhoods.**

This will not only provide needed green space and small recreation areas, but will have the added benefit of legally barring Costa Mesa's many registered sex offenders from living near these parks.

As you are probably aware, the press reported this week that Costa Mesa has 81 registered sex offenders living in our city, while our neighbor city Newport Beach only has 13 living there.

There are reasons why Costa Mesa has so many registered sex offenders, just as there are reasons why Costa Mesa has gangs, graffiti and other problems that Newport Beach either does not have, or has fewer of. By properly understanding these reasons—the causes of these negative effects—intelligent City Council members can address these problems and minimize them in our city.

Properly using CDBG funds as outlined above will help improve Costa Mesa for all citizens.

Sincerely,

M. H. Millard  
Costa Mesa  
millard6@pacbell.net  
cc via email: City Council  
City Manager

**City response to Public Comment #1 (via email)**

Dear Mr. Millard:

Thank you for your input on the City's draft 2010-2014 Consolidated Plan. As required by HUD, your communication dated April 27, 2010 will be included in the final document.

With respect to your comments:

1. **Public Service funds given to non-profits should not be used in ways that discriminate or which tend to keep parts of our city mired in slum-like conditions.**

One of the primary objectives of the CDBG program is to support activities that primarily benefit low- and moderate-income persons, regardless of race or ethnicity. Each public service grant recipient enters into an agreement with the City that prohibits discrimination based on race, ethnicity and several other factors. However, that being said, Hispanics/Latinos make up 34% of the city's population and are concentrated in the CDBG Target Areas. Therefore, it is not surprising that many of the non-profit organizations in the City serve this population since they reside in these low and moderate income target areas.

In 2002, a similar objection was registered with HUD, at which time the Los Angeles HUD Office conducted a review of the City's public service grant activity, including the race and ethnicity of program beneficiaries. In its response to that objection, HUD stated, "a review of data reported to HUD on the persons served by other CDBG-funded activities in the city of Costa Mesa does not reflect a pattern of service to only one racial/ethnic group." A review of the City's most recent year-end performance report to HUD, which includes race/ethnicity information regarding CDBG public service grant activity, will confirm that HUD's observation remains valid.

With respect to the location of nonprofits, of the 13 applicants recommended for funding, six are headquartered in Costa Mesa. Of these six, three are based in the Westside of the City – including the Costa Mesa Senior Center. Other than one applicant, public services programs will be provided on a citywide basis. The one Westside focused program is open to all CDBG-eligible families with children that attend Pomona and Whittier Elementary Schools.

**2. CDBG funds should be used to create pocket parks in impacted neighborhoods.**

In past years the City has utilized CDBG funds to acquire a vacant building and cleared the parcel to create a pocket park; however, the draft 2010-2014 Consolidated Plan does not anticipate such a project presenting itself over the next five-year period. The draft Consolidated Plan calls for utilizing limited CDBG funds to improve existing public facilities (i.e., parks); however, the City Council can direct staff to include your proposed pocket park strategy in the Consolidated Plan.

Once again, thank you for our valuable input on the City's draft 2010-2014 Consolidated Plan.

**NOTE: THE 2010-2014 CONSOLIDATED WAS SUBSEQUENTLY MODIFIED TO INCLUDE PARK DEVELOPMENT AS STRATEGY TO ADDRESS PUBLIC FACILITY IMPROVEMENT NEEDS. THIS MODIFICATION WAS DUE IN PART TO THIS PUBLIC COMMENT AND ALSO PUBLIC INPUT PROVIDED BY MEMBERS OF THE CITY'S REDEVELOPMENT AND RESIDENTIAL REHABILITATION COMMITTEE.**

**Written Comment #1 (submitted via email)**

May 3, 2010

Mr. Mike Linares  
CDBG/Home Coordinator  
77fair Drive  
Costa Mesa, CA. 92628

Re: Additional Public Comments–2010 Consolidated Plan and 2010-2011 Action Plan. Proposed Use of Funds

Further to my earlier comments contained in my letter dated April 27, I do not believe that public funds (CDBG funds) being awarded to some non-profits in Costa Mesa are being used properly for the benefit of Costa Mesa but, in some cases, may be being used in ways that discriminate and which also contribute to keeping the Westside from improving.

I also believe that some of these funds are being used to help illegal aliens remain in Costa Mesa. So, on the one hand, illegal aliens are being arrested and deported, while on the other hand, they're being subsidized to stay here.

I further believe that the rating system that the 3R Committee is now being forced to use by the City Council is keeping the 3R Committee from being good stewards of tax payer funds and skews the ratings towards some non-profits that do not look like Costa Mesa.

And, as far as discrimination in the use of these funds goes, President John F. Kennedy had this to say about how public funds should be used:

**"Simple justice requires that public funds, to which all taxpayers of all races [colors, and national origins] contribute, not be spent in any fashion which encourages, entrenches, subsidizes or results in racial [color or national origin] discrimination."**

In fact, the City Council is doing just the opposite of what President Kennedy said. The City Council *is spending* public funds in a fashion which encourages, entrenches, subsidizes and results in racial [color or national origin] discrimination.

At a bare minimum, I would like to see the City Council adopt President Kennedy's dictum, above, and advise the 3R Committee members that they should be guided by this dictum as they review applicants for taxpayer funds.

If a non-profit does not look like Costa Mesa, and/or if our common sense tells us that it may be contributing to downscale conditions in the City, it should not be funded with taxpayer funds.

The philosophy behind granting these CDBG funds to cities is to help improve bad areas of cities, not keep them bad.

In Costa Mesa, some of these funds are helping keep bad areas bad. That should be changed.

Sincerely,

M. H. Millard

City response to Public Comment #2 (via email)

Mr. Millard;

Thank you for your additional input regarding the City's draft Consolidated Plan. As previously indicated, your comments will be included in the final Consolidated Plan that is submitted to HUD.

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**ATTACHMENT 2**  
**SUMMARY OF 5-YEAR ACCOMPLISHMENTS**

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2506-0117  
(Exp. 4/30/2011)

Table 3A Summary of Specific Annual Objectives

Grantee Name: City of Costa Mesa

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%
Affordability of Decent Housing (DH-2)							
DH 2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%
Sustainability of Decent Housing (DH-3)							
DH 3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		MULTI-YEAR GOAL					%

Grantee Name: City of Costa Mesa

Availability/Accessibility of Economic Opportunity (EO-1)						
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%
Affordability of Economic Opportunity (EO-2)						
EO 2.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%
Sustainability of Economic Opportunity (EO-3)						
EO 3.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%
Neighborhood Revitalization (NR-1)						
NR 1.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%
Other (O-1)						
O 1.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%
Other (O-2)						
O 2.1		2010				%
		2011				%
		2012				%
		2013				%
		2014				%
MULTI-YEAR GOAL						%

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**ATTACHMENT 3**  
**2010-2011 CDBG FUNDED ACTIVITIES**



<b>Project Name:</b>	Alzheimer's Family Services Center		
<b>IDIS Project #:</b>		<b>UOG Code:</b>	CA60846 COSTA MESA
Adult day care services for individuals with Alzheimer's and other forms of dementia. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b>	Public Services ▼

<b>Expected Completion Date:</b>	Activity will help City address needs of seniors and adults that are disabled.
06/30/2011	
<b>Objective Category</b>	
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	
<b>Specific Objectives</b>	

<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1	Improve the services for low/mod income persons ▼
	2	▼
	3	▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	25		Accmpl. Type: ▼
		<b>Underway</b>			
		<b>Complete</b>			
	Accmpl. Type: ▼				Accmpl. Type: ▼
	Accmpl. Type: ▼				Accmpl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Allow seniors to remain in place and avoid institutionalized	Compare number of seniors that remain in place vs. institutionalized after service is provided	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 10,000	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accmpl. Type: ▼			Accmpl. Type: ▼
	Accmpl. Type: ▼			Accmpl. Type: ▼

<b>Project Name:</b> CDBG Program Administration - 10			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
CDBG funds for program oversight and coordination.			
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Planning/Administration ▼		
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help ensure programs/projects are carried in compliance with federal regulations.		
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3		
<b>Project-level Accomplishments</b>	Accompl. Type: ▼	<b>Proposed</b> NA	Accompl. Type: ▼
	Accompl. Type: ▼	<b>Underway</b>	Accompl. Type: ▼
	Accompl. Type: ▼	<b>Complete</b>	Accompl. Type: ▼
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>	
Admin program at a level that prevents HUD findings	Review HUD monitoring reports for findings		
21A General Program Administration 570.206 ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼		
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 267,149	Fund Source: ▼
		<b>Actual Amount</b>	Fund Source: ▼
	Fund Source: ▼		Fund Source: ▼
	Accompl. Type: ▼		Fund Source: ▼
			Accompl. Type: ▼

<b>Project Name:</b> CHDO Housing 10				
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA			
HOME funds for affordable housing activities. Project to be determined				
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Rental Housing			
<b>Explanation:</b>				
<b>Expected Completion Date:</b> 06/30/2011	Activity will help expand and/or preserve existing housing that is affordable to lower-income households.			
<b>Objective Category</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>			
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing 2 Improve the quality of affordable rental housing 3			
<b>Project-level Accomplishments</b>	10 Housing Units	<b>Proposed</b>	NA	Accompl. Type:
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type:			Accompl. Type:
	Accompl. Type:			Accompl. Type:
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>
Increase the city's supply of affordable housing		Add new cost-restricted housing units		
14B Rehab; Multi-Unit Residential 570.202		Matrix Codes		
Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		
<b>Program Year 1</b>	HOME	<b>Proposed Amt.</b>	\$ 113,146	Fund Source:
		<b>Actual Amount</b>		
	Fund Source:			Fund Source:
	Accompl. Type:			Accompl. Type:
	Accompl. Type:			Accompl. Type:

<b>Project Name:</b> Code Enforcement - 10			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
<p>CDBG funded program will focus enforcement of housing and other health/safety codes in Low- &amp; Moderate-income target areas. This program differs from City's ongoing code enforcement activities (the latter is citywide and deals with enforcement of all municipal codes). In addition to 500 housing related actions, 340 additional non-housing actions will be initiated within the target area. Additionally, funds will be used by Housing staff to off-set costs associated with referrals, legal review, special assignments. <b>National Objective: Low- &amp; Moderate-Income Area - 24 CFR 570.202 (c).</b></p>			
<b>Location:</b>	<b>Priority Need Category</b>		
Limited to Low- & Moderate-Income area - see Explanation for Census Tracts & Block Groups - L/M Area is 67.5% L/M	<p><b>Select one:</b> Owner Occupied Housing ▼</p>		
<b>Expected Completion Date:</b>	<b>Explanation:</b>		
06/30/2011	Activity will help maintain and preserve the city's residential neighborhoods. County:06059 CT:063201 BG:3 CT:063701 BG:1,2,3,4 County:06059 CT:063808 BG:1 / CT:063906 BG:1,2,3 / CT:063702 BG:1,2,3,4,5 / CT:063904 BG:1 / CT:063604 BG:1,2,3 / CT:063806 BG:1 / CT:063202 BG:1 / CT:063605 BG:1,2,3 / CT:063807 BG:2 / CT:063603 BG:3		
<p>Objective Category</p> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
<p>Outcome Categories</p> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	<p>1 Improve the quality of owner housing ▼</p> <p>2 Improve the quality of affordable rental housing ▼</p> <p>3 ▼</p>		
<b>Project-level Accomplishments</b>	<p>10 Housing Units ▼</p> <p><b>Proposed</b> 250</p> <p><b>Underway</b></p> <p><b>Complete</b></p> <p>Accompl. Type: ▼</p> <p>Accompl. Type: ▼</p>	<p>Accompl. Type: ▼</p> <p>Accompl. Type: ▼</p>	
	<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
	Correct housing and building code violations	Review case files to ensure code violations are corrected	
	15 Code Enforcement 570.202(c) ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 340,724	Fund Source: ▼
		<b>Actual Amount</b>	Fund Source: ▼
	Fund Source: ▼		Fund Source: ▼
	Accompl. Type: ▼		Fund Source: ▼
			Accompl. Type: ▼

Grantee Name: **City of Costa Mesa**

<b>Project Name:</b>	Community SeniorServe - Congregate Meals		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds to support meal/nutrition program at the Costa Mesa Senior Center. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
695 W 19th Street, Costa Mesa	<b>Select one:</b>	Public Services ▼

<b>Expected Completion Date:</b>	<b>Explanation:</b>
06/30/2011	Activity will help City address needs of seniors and adults that are disabled.

<b>Objective Category</b>	<b>Specific Objectives</b>
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b>	1	Improve the services for low/mod income persons ▼
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2	▼
	3	▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	400	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Allow seniors to remain in place and avoid institutionalized	Compare number of seniors that remain in place vs. institutionalized after service is provided	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 20,000	Fund Source: ▼
		<b>Actual Amount</b>		Fund Source: ▼
	Fund Source: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Project Name:</b> Community SeniorServe - Home Meal Delivery			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
CDBG funds will be used to support meals on wheels program for homebound seniors. CDBG funds will be used to offset the cost of raw food. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Public Services ▼		
<b>Explanation:</b>			
<b>Expected Completion Date:</b> 06/30/2011	Activity will help City address needs of seniors and adults that are disabled.		
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼		
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 150	<b>Accompl. Type:</b> ▼
		<b>Underway</b>	
		<b>Complete</b>	
	<b>Accompl. Type:</b> ▼		<b>Accompl. Type:</b> ▼
	<b>Accompl. Type:</b> ▼		<b>Accompl. Type:</b> ▼
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>	
Allow seniors to remain in place and avoid institutionalized	Compare number of seniors that remain in place vs. institutionalized after service is provided		
05A Senior Services 570.201(e) ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼	
Matrix Codes ▼		Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 20,000	<b>Fund Source:</b> ▼
		<b>Actual Amount</b>	
	<b>Fund Source:</b> ▼		<b>Fund Source:</b> ▼
	<b>Accompl. Type:</b> ▼		<b>Accompl. Type:</b> ▼
	<b>Accompl. Type:</b> ▼		<b>Accompl. Type:</b> ▼

Grantee Name: **City of Costa Mesa**

<b>Project Name:</b> Community and Schools Collaboration			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
CDBG funds will be used to provide intervention program for children & empower parents to be the primary prevention agents for their own children. The program provides structured activities to build family/social connections & reduce social isolation of low-income families. Program topics include substance abuse, gangs & domestic violence. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Public Services ▼		
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will assist youth with education, recreation and employment preparation.		
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼		
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 250	▼
		<b>Underway</b>	
		<b>Complete</b>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>	
Reduce number of youth involved w/ juvenile delinquency	Assess number of youth diverted from delinquent actions as a result of program efforts.		
05D Youth Services 570.201(e) ▼		▼	
		▼	
		▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 5,000	▼
		<b>Actual Amount</b>	
			▼
			▼
			▼
			▼

<b>Project Name:</b>	Costa Mesa Senior Center		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
Funding to undertake interior and exterior improvements to the Senior Center. Funds will be used to repair/replace removable walls are presently falling off their tracks and pose a safety hazard and installing exterior security perimeter fencing. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b> 695 W. 19th Street, Costa Mesa	<b>Priority Need Category</b> <b>Select one:</b> Public Facilities
<b>Explanation:</b> Activity will help City address needs of seniors and adults that are disabled.	

<b>Expected Completion Date:</b> 06/30/2011	<b>Specific Objectives</b>
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons	▼
	2	▼
	3	▼

<b>Project-level Accomplishments</b>	11 Public Facilities	▼	<b>Proposed</b>	1	Accompl. Type: ▼
			<b>Underway</b>		
			<b>Complete</b>		
	Accompl. Type:	▼			Accompl. Type: ▼
	Accompl. Type:	▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Maintain first-rate public facilities	Eliminate deteriorated condition of public improvement	

03A Senior Centers 570.201(c)	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

<b>Program Year 1</b>	CDBG	▼	<b>Proposed Amt.</b>	\$ 48,000	Fund Source: ▼
			<b>Actual Amount</b>		
	Fund Source:	▼			Fund Source: ▼
	Accompl. Type:	▼			Accompl. Type: ▼
	Accompl. Type:	▼			Accompl. Type: ▼

<b>Project Name:</b>	Costa Mesa Senior Corp - Social Services		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds to support outreach, referrals and counseling services for seniors at the Costa Mesa Senior Center. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b> 695 W. 19th Street, Costa Mesa	<b>Priority Need Category</b>
<b>Select one:</b>	Public Services ▼

<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help City address needs of seniors and adults that are disabled.
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>

<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼
	2 ▼
	3 ▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	250	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Allow seniors to remain in place and avoid institutionalized	Compare number of seniors that remain in place vs. institutionalized after service is provided	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 20,000	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Project Name:</b>	Council on Aging		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funding will support ombudsman program aimed at ensuring frail elderly residing in managed care facilities are treated with care and are provided safe, sanitary housing. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b>	Public Services ▼
<b>Explanation:</b>		

<b>Expected Completion Date:</b>	Activity will help City address needs of seniors and adults that are disabled.
06/30/2011	
<b>Objective Category</b>	
<input type="radio"/> Decent Housing	
<input checked="" type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

<b>Specific Objectives</b>	
<b>Outcome Categories</b>	1 Improve the services for low/mod income persons ▼
<input checked="" type="checkbox"/> Availability/Accessibility	2 ▼
<input type="checkbox"/> Affordability	3 ▼
<input type="checkbox"/> Sustainability	

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	50	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Allow seniors to remain in place and avoid institutionalized	Compare number of seniors that remain in place vs. institutionalized after service is provided	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 7,500	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Project Name:</b> Elwyn		
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA	
CDBG funds for program that provides skill training, using paid work to assist adults with developmental disabilities to learn work skills and habits and earn income. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>		
<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b> Non-homeless Special Needs ▼	
<b>Expected Completion Date:</b>	<b>Explanation:</b>	
06/30/2011	Activity will assist individuals with special needs maintain achieve and/or maintain independence.	
<b>Objective Category</b>	<b>Specific Objectives</b>	
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Increase range of housing options & related services for persons w/ special needs ▼ 2 3	
<b>Outcome Categories</b>		
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		
<b>Project-level Accomplishments</b>	01 People ▼ <b>Proposed</b> 35 <b>Accompl. Type:</b> ▼	
	<b>Underway</b>	
	<b>Complete</b>	
	<b>Accompl. Type:</b> ▼ <b>Accompl. Type:</b> ▼	
<b>Accompl. Type:</b> ▼ <b>Accompl. Type:</b> ▼		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Assist persons with disabilities maintain employment/housing and independent living	Compare number of program participants that retain employment or independent living	
05B Handicapped Services 570.201(e) ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼ <b>Proposed Amt.</b> \$ 24,000 <b>Fund Source:</b> ▼	
	<b>Actual Amount</b>	
	<b>Fund Source:</b> ▼	
	<b>Accompl. Type:</b> ▼ <b>Accompl. Type:</b> ▼	
<b>Accompl. Type:</b> ▼ <b>Accompl. Type:</b> ▼		

<b>Project Name:</b> Energy Grant Program	
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA
CDBG funds to assist homeowners improve their properties with energy savings improvements. <b>National Objective: Low- &amp; Moderate-Housing - 24 CFR 570.202.</b>	
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Owner Occupied Housing
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will be preserve the City's supply of housing that is affordable to lower income homeowners.
<b>Objective Category</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve the quality of owner housing 2 3
<b>Project-level Accomplishments</b>	10 Housing Units <b>Proposed</b> 3 <b>Underway</b> <b>Complete</b> Accompl. Type: Accompl. Type:
	Accompl. Type: Accompl. Type:
	Accompl. Type: Accompl. Type:
	Accompl. Type: Accompl. Type:
<b>Proposed Outcome</b> Reduce energy consumption by homeowners.	<b>Performance Measure</b> Help homeowners reduce energy consumption by 25%
<b>Actual Outcome</b>	
14F Energy Efficiency Improvements 570.202	
<b>Program Year 1</b>	CDBG <b>Proposed Amt.</b> \$ 30,000 <b>Actual Amount</b>

<b>Project Name:</b> Fair Housing Services			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
Fair housing education and enforcement services. Fair Housing service provider will also assist the City address impediments to fair housing.			
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Planning/Administration ▼		
<b>Expected Completion Date:</b> 06/30/2010	<b>Explanation:</b> Activity will help ensure programs/projects are carried in compliance with federal regulations.		
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3		
<b>Project-level Accomplishments</b>	04 Households ▼	<b>Proposed</b> 450	Accompl. Type: ▼
		<b>Underway</b>	
		<b>Complete</b>	
	08 Businesses ▼		Accompl. Type: ▼
	Accompl. Type: ▼		Accompl. Type: ▼
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>	
Residents seeking fair housing assistance will be linked appropriate services	100% of inquires will be addressed		
21D Fair Housing Activities (subject to 20% Admin cap) 570.20 ▼	Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 27,500	Fund Source: ▼
		<b>Actual Amount</b>	Fund Source: ▼
	Fund Source: ▼		Accompl. Type: ▼
	Accompl. Type: ▼		Accompl. Type: ▼

<b>Project Name:</b>	HOME Admin - 10		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
HOME funds for program oversight and coordination. 2009 funding includes 10% of current year grant (\$75,430); some prior year program HOME admin may also be utilized (\$17,584).			

<b>Location:</b> Citywide	<b>Priority Need Category</b>
	<b>Select one:</b> <input type="text" value="Planning/Administration"/>

<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help ensure programs/projects are carried in compliance with federal regulations.
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<b>Objective Category</b>	<b>Specific Objectives</b>
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b>	1	Improve access to affordable rental housing	<input type="text"/>
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2	Improve the quality of owner housing	<input type="text"/>
	3		<input type="text"/>

<b>Project-level Accomplishments</b>	Other <input type="text"/>	<b>Proposed</b>	NA	<b>Accompl. Type:</b> <input type="text"/>
		<b>Underway</b>		
		<b>Complete</b>		
	<b>Accompl. Type:</b> <input type="text"/>			<b>Accompl. Type:</b> <input type="text"/>
	<b>Accompl. Type:</b> <input type="text"/>			<b>Accompl. Type:</b> <input type="text"/>

Proposed Outcome	Performance Measure	Actual Outcome
Admin program at a level that prevents HUD findings	Review HUD monitoring reports for findings	

21H HOME Admin/Planning Costs of PJ (subject to 5% cap) <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>

<b>Program Year 1</b>	HOME <input type="text"/>	<b>Proposed Amt.</b>	\$ 75,430	<b>Fund Source:</b> <input type="text"/>
		<b>Actual Amount</b>		
	HOME <input type="text"/>	<b>Proposed Amt.</b>	\$ 17,584	<b>Fund Source:</b> <input type="text"/>
		<b>Actual Amount</b>		
	<b>Accompl. Type:</b> <input type="text"/>			<b>Accompl. Type:</b> <input type="text"/>
	<b>Accompl. Type:</b> <input type="text"/>			<b>Accompl. Type:</b> <input type="text"/>

<b>Project Name:</b> Human Options - Community Resource Center		
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA	
CDBG funds will be used to support a variety of programs offered at a resources center specializing in servicing victims of domestic violence. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>		
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Public Services	
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will provide quality social services to Low/Mod individuals.	
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3	
<b>Project-level Accomplishments</b>	01 People <input type="text"/> <b>Proposed</b> 102 <b>Accompl. Type:</b> <input type="text"/>	
	<b>Underway</b>	
	<b>Complete</b>	
	<b>Accompl. Type:</b> <input type="text"/>	
<b>Accompl. Type:</b> <input type="text"/>	<b>Accompl. Type:</b> <input type="text"/>	
<b>Accompl. Type:</b> <input type="text"/>	<b>Accompl. Type:</b> <input type="text"/>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Link persons to appropriate services so they can improve economic stability	100% of all clients served will obtain services sought and at least one more referral service to improve self reliance.	
05 Public Services (General) 570.201(e) <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>
<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>	<b>Matrix Codes</b> <input type="text"/>
<b>Program Year 1</b>	CDBG <input type="text"/> <b>Proposed Amt.</b> \$ 16,500 <b>Fund Source:</b> <input type="text"/>	
	<b>Actual Amount</b>	
	<b>Fund Source:</b> <input type="text"/>	
	<b>Accompl. Type:</b> <input type="text"/>	
<b>Accompl. Type:</b> <input type="text"/>	<b>Accompl. Type:</b> <input type="text"/>	
<b>Accompl. Type:</b> <input type="text"/>	<b>Accompl. Type:</b> <input type="text"/>	

<b>Project Name:</b> Joann Street Bike Path				
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA			
CDBG funds will be used to support rehabilitation of existing bike path. Improvements include new path surface plus energy efficient lighting, water-smart irrigation and drought resistant landscaping. <b>National Objective: Low- &amp; Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).</b>				
<b>Location:</b> BG:0638.08 CT:01, 79.0% Low/Mod	<b>Priority Need Category</b>  <b>Select one:</b> Public Facilities ▼			
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help revitalize neighborhoods by eliminating blighting conditions.			
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>			
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼ 2 3			
<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b> 1		
		<b>Underway</b>		
		<b>Complete</b>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
Provide/maintain first-rate community facilities	CDBG to be used to improve street surfaces that are 75% - 50% deteriorated			
03F Parks, Recreational Facilities 570.201(c) ▼				
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 520,000	
		<b>Actual Amount</b>		

<b>Project Name:</b>	Mercy House Transitional Living Center		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
Transitional housing for homeless single men and women with children. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b>	Homeless/HIV/AIDS ▼
<b>Explanation:</b>		

<b>Expected Completion Date:</b>	Activity will help address the needs of homeless who have special needs and/or are chronic homeless.
06/30/2011	
<b>Objective Category</b>	
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	<b>Specific Objectives</b>	
	1	Increase the number of homeless persons moving into permanent housing ▼
	2	End chronic homelessness ▼
	3	▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	10		Accompl. Type: ▼
		<b>Underway</b>			Accompl. Type: ▼
		<b>Complete</b>			Accompl. Type: ▼
	Accompl. Type: ▼				Accompl. Type: ▼
	Accompl. Type: ▼				Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Number of persons placed in supportive housing as a proportion of total assisted	70% of all clients served will be linked to permanent housing & will remain in this housing for at least 6 months after leaving program	

03T Operating Costs of Homeless/AIDS Patients Programs ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 15,000		Fund Source: ▼
		<b>Actual Amount</b>			Fund Source: ▼
	Fund Source: ▼				Accompl. Type: ▼
	Accompl. Type: ▼				Accompl. Type: ▼

<b>Project Name:</b>	Mika Comm Dev Corp		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds will be used to support youth employment assistance and finance literacy. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b>	Public Services ▼

<b>Expected Completion Date:</b>	Activity will assist youth with education, recreation and employment preparation.
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06/30/2011	Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity
<b>Specific Objectives</b>	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1	Improve the services for low/mod income persons ▼
	2	▼
	3	▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	150	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Reduce number of youth involved w/ juvenile delinquency	Assess number of youth diverted from delinquent actions as a result of program efforts.	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 15,000	Fund Source: ▼
		<b>Actual Amount</b>		Fund Source: ▼
	Fund Source: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

**Project Name:** Neighborhood Improvement Grants

**Description:** **IDIS Project #:** **UOG Code:** CA60846 COSTA MESA

HOME-funded grants for owner-occupied housing units. Funds to be used to correct code deficiencies and deferred maintenance items.

**Location:** Citywide **Priority Need Category:**

Select one:

Owner Occupied Housing

**Explanation:**

Activity will be preserve the City's supply of housing that is affordable to lower income homeowners and mobile home owners

**Expected Completion Date:**

06/30/2011

Objective Category

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives**

Outcome Categories

- Availability/Accessibility
- Affordability
- Sustainability

1 Improve the quality of owner housing

2

3

**Project-level Accomplishments**

10 Housing Units

**Proposed** 18  
**Underway**  
**Complete**

Accompl. Type:

Accompl. Type:

Accompl. Type:

Accompl. Type:

Accompl. Type:

**Proposed Outcome**

**Performance Measure**

**Actual Outcome**

100% of assisted housing units will be free of housing code deficiencies

Ensure all code deficiencies are identified in work write-up and addressed w/ HOME funds

14A Rehab; Single-Unit Residential 570.202

Matrix Codes

Matrix Codes

Matrix Codes

Matrix Codes

Matrix Codes

**Program Year 1**

HOME

**Proposed Amt.** \$ 215,728

Fund Source:

**Actual Amount**

Fund Source:

Fund Source:

Accompl. Type:

Accompl. Type:

Accompl. Type:

Accompl. Type:

<b>Project Name:</b>	Neighbors For Neighbors		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds to support minor home repair activities. Resources will be used to screen housing units for lead-based paint, purchase program supplies/services, and to generate volunteer support to undertake minor rehab such as painting and property clean-up. <b>National Objective: Low- &amp; Moderate-Housing - 24 CFR 570.202.</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Citywide	<b>Select one:</b>	Owner Occupied Housing ▼

<b>Expected Completion Date:</b>	<b>Explanation:</b>
06/30/2011	Activity will be preserve the City's supply of housing that is affordable to lower income homeowners and mobile home owners

<b>Objective Category</b>	<b>Specific Objectives</b>
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b>	1	Improve the quality of owner housing ▼
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	2	▼
	3	▼

<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b>	10	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
At least one significant housing deficiencies will be eliminated	Identify one deficiency per unit that is address w/ CDBG funds	

14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 95,537	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Project Name:</b>	Park Improvements - Smallwood		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
Funding for design of park improvements including ADA and playground upgrades. Funding for construction will be evaluated for 2011-2012 program year. <b>National Objective: Low- &amp; Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).</b>			

<b>Location:</b> 1646 Corsica Place. CT0638.06 BG:1, 52.4% Low/Mod	<b>Priority Need Category</b>  <b>Select one:</b> Public Facilities ▼
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<b>Expected Completion Date:</b> 03/15/2011	<b>Explanation:</b> Activity will help revitalize neighborhoods by eliminating blighting conditions.
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>

<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼
	2 ▼
	3 ▼

<b>Project-level Accomplishments</b>	11 Public Facilities ▼	<b>Proposed</b>	1	▼
	▼	<b>Underway</b>		▼
	▼	<b>Complete</b>		▼
	▼			▼

Proposed Outcome	Performance Measure	Actual Outcome
Eliminate at least one condition contributing to neighborhood blight	CDBG to be used to improve street surfaces that are 75% - 50% deteriorated	

03F Parks, Recreational Facilities 570.201(c) ▼	▼
▼	▼
▼	▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 130,000	▼
	▼	<b>Actual Amount</b>		▼
	▼	<b>Proposed Amt.</b>		▼
	▼	<b>Actual Amount</b>		▼

<b>Project Name:</b>	Public Facility Improvements - ADA		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds will be used to undertake ADA improvements to the Downtown Community Center and the Neighborhood Community Center. <b>National Objective: Low- &amp; Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).</b>			

<b>Location:</b>	<b>Priority Need Category</b>	
Downtown Community Center and Downtown Community Center -	<b>Select one:</b>	<input type="text"/>

<b>Expected Completion Date:</b>	<b>Explanation:</b>
06/30/2011	Activity will help revitalize neighborhoods by eliminating blighting conditions.

<b>Objective Category</b>	<b>Specific Objectives</b>
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b>	1	<input type="text"/>
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	2	<input type="text"/>
	3	<input type="text"/>

<b>Project-level Accomplishments</b>	<input type="text"/>	<b>Proposed</b>	2	<input type="text"/>
	<input type="text"/>	<b>Underway</b>		<input type="text"/>
	<input type="text"/>	<b>Complete</b>		<input type="text"/>
	<input type="text"/>			<input type="text"/>

<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Eliminate at least one condition contributing to neighborhood blight	CDBG to be used to deteriorated facility	

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

<b>Program Year 1</b>	<input type="text"/>	<b>Proposed Amt.</b>	\$ 48,000	<input type="text"/>
	<input type="text"/>	<b>Actual Amount</b>		<input type="text"/>
	<input type="text"/>			<input type="text"/>
	<input type="text"/>			<input type="text"/>

<b>Project Name:</b> Serving People In Need			
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA		
CDBG funds to provide housing and support services for individuals recovering from substance addiction <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			
<b>Location:</b> Citywide	<b>Priority Need Category</b> <b>Select one:</b> Public Services ▼		
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will assist individuals with special needs maintain achieve and/or maintain independence.		
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>		
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase range of housing options & related services for persons w/ special needs ▼ 2 ▼ 3 ▼		
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 20	Accompl. Type: ▼
		<b>Underway</b>	
		<b>Complete</b>	
	Accompl. Type: ▼		Accompl. Type: ▼
	Accompl. Type: ▼		Accompl. Type: ▼
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>	
Assist persons with disabilities maintain employment/housing and independent living	Compare number of program participants that retain employment or independent living		
05F Substance Abuse Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼	
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 20,986	Fund Source: ▼
		<b>Actual Amount</b>	
	Fund Source: ▼		Fund Source: ▼
	Accompl. Type: ▼		Accompl. Type: ▼
	Accompl. Type: ▼		Accompl. Type: ▼

<b>Project Name:</b>	Single-Family Housing Rehabilitation Loans		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
HOME funded to rehabilitate housing owned and occupied by lower income households. Maximum loan is \$50,000.			

<b>Location:</b>	<b>Priority Need Category</b>		
Citywide	<b>Select one:</b>	Owner Occupied Housing ▼	

<b>Expected Completion Date:</b>	<b>Explanation:</b>
06/30/2011	Activity will be preserve the City's supply of housing that is affordable to lower income homeowners and mobile home owners

<b>Objective Category</b>	<b>Specific Objectives</b>
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

<b>Outcome Categories</b>	1	Improve the quality of owner housing ▼
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2	▼
	3	▼

<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b>	8	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
100% of assisted housing units will be free of housing code deficiencies	Ensure all code deficiencies are identified in work write-up and addressed w/ HOME funds	

14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	HOME ▼	<b>Proposed Amt.</b>	\$ 350,000	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

**Project Name:** Street Improvement - Bay Street Alley

**Description:** **IDIS Project #:** **UOG Code:** CA60846 COSTA MESA

Street rehabilitation - Reconstruction of curb, gutter, sidewalk, driveway and driveway approaches. Additionally, cross gutter and spandrel will be replaced as part of alley pavement reconstruction. **National Objective: Low- & Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).**

**Location:** CT:0637.02 BG:2 - 68.0%  
Low/Mod

**Priority Need Category**

Select one:

Infrastructure

**Explanation:**

Activity will help revitalize neighborhoods by eliminating blighting conditions.

**Expected Completion Date:**

06/30/2011

Objective Category

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives**

Outcome Categories

- Availability/Accessibility
- Affordability
- Sustainability

- 1 Improve quality / increase quantity of public improvements for lower income persons
- 2
- 3

<b>Project-level Accomplishments</b>	01 People	<b>Proposed</b>	864	Accompl. Type:
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type:			Accompl. Type:
	Accompl. Type:			Accompl. Type:

Proposed Outcome	Performance Measure	Actual Outcome
Eliminate at least one condition contributing to neighborhood blight	CDBG to be used to improve street surfaces that are 75% - 50% deteriorated	

03K Street Improvements 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 145,000	Fund Source:
		<b>Actual Amount</b>		
	Fund Source:			Fund Source:
	Accompl. Type:			Accompl. Type:
	Accompl. Type:			Accompl. Type:

<b>Project Name:</b> Street Improvements - Ford Ave Alley Improvement		
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA	
Street rehabilitation - Reconstruction of curb, gutter, sidewalk, driveway and driveway approaches. Additionally, cross gutter and spandrel will be replaced as part of alley pavement reconstruction. <b>National Objective: Low- &amp; Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).</b>		
<b>Location:</b> CT:0637.02 BG:2 - 68.0% Low/Mod	<b>Priority Need Category</b> <b>Select one:</b> Infrastructure	
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help revitalize neighborhoods by eliminating blighting conditions.	
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons 2 3	
<b>Project-level Accomplishments</b>	01 People <b>Proposed</b> 864 <b>Underway</b> <b>Complete</b> Accompl. Type:	
	Accompl. Type:	
	Accompl. Type:	
	Accompl. Type:	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Eliminate at least one condition contributing to neighborhood blight	CDBG to be used to improve street surfaces that are 75% - 50% deteriorated	
03K Street Improvements 570.201(c)	Matrix Codes	
Matrix Codes	Matrix Codes	
Matrix Codes	Matrix Codes	
<b>Program Year 1</b>	CDBG <b>Proposed Amt.</b> \$ 145,000 <b>Actual Amount</b> Fund Source: Accompl. Type: Accompl. Type:	Fund Source: Fund Source: Accompl. Type: Accompl. Type:

<b>Project Name:</b>	Tool Rental Program		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
CDBG funds to provide vouchers valued up to \$500 so homeowner or community-based organization can rent tools at local home improvement center. <b>National Objective: Low- &amp; Moderate-Housing - 24 CFR 570.202.</b>			

<b>Location:</b>	<b>Priority Need Category</b>		
Citywide	<b>Select one:</b>	Owner Occupied Housing ▼	

<b>Expected Completion Date:</b>	Activity will be preserve the City's supply of housing that is affordable to lower income homeowners and mobile home owners
06/30/2011	
<b>Objective Category</b>	<b>Specific Objectives</b>
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	
<b>Outcome Categories</b>	

<input type="checkbox"/> Availability/Accessibility	1	Improve the quality of owner housing ▼
<input checked="" type="checkbox"/> Affordability	2	▼
<input type="checkbox"/> Sustainability	3	▼

<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b>	4	Accompl. Type: ▼
		<b>Underway</b>		
		<b>Complete</b>		
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
100% of assisted housing units will be free of housing code deficiencies	Ensure all code deficiencies are identified in work write-up and addressed w/ HOME funds	

14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 10,000	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

<b>Project Name:</b> Tree Planting - Residential Parkway Restoration		
<b>Description:</b>	<b>IDIS Project #:</b> <b>UOG Code:</b> CA60846 COSTA MESA	
CDBG funds to undertake parkway improvements in neighborhood parkways including tree planting. <b>National Objective: Low- &amp; Moderate-Income Area Benefit 24 CFR 570.208 (a)(1).</b>		
<b>Location:</b> Limited to Low- & Moderate-Income area - see Explanation for Census Tracts & Block Groups - L/M Area is 67.5% L/M.	<b>Priority Need Category</b> <b>Select one:</b> Public Facilities ▼	
<b>Expected Completion Date:</b> 06/30/2011	<b>Explanation:</b> Activity will help maintain and preserve the city's residential neighborhoods. County:06059 CT:063201 BG:3 CT:063701 BG:1,2,3,4 County:06059 CT:063808 BG:1 / CT:063906 BG:1,2,3 / CT:063702 BG:1,2,3,4,5 / CT:063904 BG:1 / CT:063604 BG:1,2,3 / CT:063806 BG:1 / CT:063202 BG:1 / CT:063605 BG:1,2,3 / CT:063807 BG:2 / CT:063603 BG:3	
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons ▼ 2 ▼ 3 ▼	
<b>Project-level Accomplishments</b>	01 People ▼ <b>Proposed</b> 1000 <b>Accompl. Type:</b> ▼	
	<b>Underway</b>	
	<b>Complete</b>	
	<b>Accompl. Type:</b> ▼	
<b>Accompl. Type:</b> ▼	<b>Accompl. Type:</b> ▼	
<b>Accompl. Type:</b> ▼	<b>Accompl. Type:</b> ▼	
<b>Proposed Outcome</b> Eliminate at least one condition contributing to neighborhood blight	<b>Performance Measure</b> Improved neighborhood aesthetics	<b>Actual Outcome</b>
03K Street Improvements 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
<b>Program Year 1</b>	CDBG ▼ <b>Proposed Amt.</b> \$ 100,000	<b>Fund Source:</b> ▼
	<b>Actual Amount</b>	<b>Fund Source:</b> ▼
	<b>Fund Source:</b> ▼	<b>Accompl. Type:</b> ▼
	<b>Accompl. Type:</b> ▼	<b>Accompl. Type:</b> ▼

**Project Name:** Women Helping Women

**Description:** **IDIS Project #:** **UOG Code:** CA60846 COSTA MESA

CDBG funds will be used to support clothing closet for very low-income women or women leaving homeless housing. Women will receive at least two full "professional" outfits, including shoes. Program also offers basic computer training skills. **National Objective: Low- & Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).**

**Location:** Citywide **Priority Need Category**

Select one:

Public Services

**Explanation:**

Activity will provide quality social services to Low/Mod individuals.

**Expected Completion Date:**

06/30/2011

Objective Category

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

**Specific Objectives**

Outcome Categories

- Availability/Accessibility
- Affordability
- Sustainability

1 Improve the services for low/mod income persons

2 Improve economic opportunities for low-income persons

3

**Project-level Accomplishments**

01 People	<b>Proposed</b>	235	Accmpl. Type:
	<b>Underway</b>		
	<b>Complete</b>		

Accmpl. Type:

Accmpl. Type:

**Proposed Outcome**

**Performance Measure**

**Actual Outcome**

Link persons to appropriate services so they can improve economic stability

100% of all clients served will obtain services sought and at least one more referral service to improve self reliance.

05 Public Services (General) 570.201(e) Matrix Codes

Matrix Codes Matrix Codes

Matrix Codes Matrix Codes

**Program Year 1**

CDBG **Proposed Amt.** \$ 22,000

**Actual Amount**

Fund Source:

Fund Source:

Fund Source:

Accmpl. Type:

Accmpl. Type:

Accmpl. Type:

Accmpl. Type:

<b>Project Name:</b>	Youth Employment Services		
<b>Description:</b>	<b>IDIS Project #:</b>	<b>UOG Code:</b>	CA60846 COSTA MESA
Employment preparedness and placement services for teens and young adults. <b>National Objective: Low- &amp; Moderate-Income Limited Clientele - 24 CFR 570.208 (a)(2).</b>			

<b>Location:</b>	<b>Priority Need Category</b>		
Citywide	<b>Select one:</b>	Public Services ▼	
<b>Explanation:</b>			

<b>Expected Completion Date:</b>	Activity will assist youth with education, recreation and employment preparation.		
06/30/2011			
<b>Objective Category</b>			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity			
<b>Specific Objectives</b>			

<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1	Improve the services for low/mod income persons	▼
	2		▼
	3		▼

<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	670		Accompl. Type: ▼
		<b>Underway</b>			
		<b>Complete</b>			
	Accompl. Type: ▼				Accompl. Type: ▼
	Accompl. Type: ▼				Accompl. Type: ▼
	Accompl. Type: ▼				Accompl. Type: ▼

Proposed Outcome	Performance Measure	Actual Outcome
Reduce number of youth involved w/ juvenile delinquency	Assess number of youth diverted from delinquent actions as a result of program efforts.	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 25,000	Fund Source: ▼
		<b>Actual Amount</b>		
	Fund Source: ▼			Fund Source: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼
	Accompl. Type: ▼			Accompl. Type: ▼

**APPENDIX 1**  
**CITIZEN PARTICIPATION PLAN**

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**CITY OF COSTA MESA  
CITIZEN PARTICIPATION PLAN**

**PURPOSE:**

The purpose of the Citizen Participation Plan is to provide the method and process by which the City of Costa Mesa's consolidated planning process will comply with the citizen participation requirements promulgated by the Department of Housing and Urban Development (HUD) pursuant to section 104(a)(3) of the Housing and Community Development Act of 1974, as amended, and as further augmented by program regulations under 24 CFR Part 91, Subpart B.

Through implementation of this Citizen Participation Plan, residents will be afforded the maximum feasible opportunity to provide input on housing and community development needs, issues and problems affecting very-low and low-income persons; to learn about the Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs the City needs to apply for and the expected amount of assistance to be received from each; to develop local project proposals; to give input to project selections and funding distributions; and to participate in the implementation of funded activities.

This Plan, once adopted, may be amended by the City Council and shall remain in effect until superseded by a new plan or until the City no longer participates in the Housing and Community Development Block Grant Program and HOME program, or other eligible programs, that pertain to the Consolidated Planning process.

**GOALS – OBJECTIVES – ACTIONS**

Provide for and encourage citizen participation for all residents in the City in the development of the Consolidated Plan, any amendments to the Consolidated Plan, and in the Consolidated Plan performance report. In particular, the City will emphasize participation of 1) very-low and low-income residents; 2) minorities; 3) non-English-speaking persons; and 4) persons with mobility, visual, or hearing impairments, during all states of the process.

**Provide information regarding the amount of HOME, CDBG, and leverage funds that are to be available, the range of activities that can be undertaken and the procedures and contact points available for their involvement in the City's consolidated planning process.**

**Encourage the involvement of residents of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, along with other low-income residents of targeted revitalization areas.**

To meet these goals/objectives, the City will meet with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing projected proposal applications.

## **REASONABLE NOTICE**

The City will provide residents and stakeholders with reasonable notice of, and opportunity to comment on the consolidated planning process, proposed use of funds, and all proposed substantial changes necessitating an amendment to the Consolidated Plan. At minimum, the City will provide a publicly advertised 30-day comment period for the adoption of all plans and amendments thereto.

- Publish in newspapers of general circulation, a notice to the general public that the City is initiating a consolidated planning process including the amounts and types of assistance expected, the range of activities that may be undertaken, and how citizens can become involved in the planning and the project development processes. At a minimum, the public notice will consist of advertisements published in a newspaper of general circulation in the City.
- Send letters, emails, memos or other information forms of communication to known interest groups and service providers informing them of the consolidated planning process requirements and the process for submitting recommendations.
- Post notices on the City web site and in public meeting areas, including the Neighborhood Community Center, the Downtown Community Center, libraries, City Hall bulletin board, and/or the Police Department bulletin board.
- Upon notification that non-English speaking residents will be in attendance at City public hearings, the City will make an effort to assure that bilingual personnel are available to assist non-English speaking residents wishing to provide testimony at the public hearings on consolidated plan items.

## **TIMELY ACCESS TO LOCAL MEETINGS, INFORMATION AND RECORD**

The City will make efforts to provide citizens with reasonable and timely access to local meetings, information and records relating to a) the identification of needs, b) the consolidated planning process and project proposal, and c) the city's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act.

- Provide information and records to the public about proposed projects and the actual use of funds under the HOME and CDBG programs.

- Make copies of the Proposed and the Final Consolidated Plan, related needs information, and performance documentation available for review at the City Offices, the community center, and libraries.

- Post copy of Plan or Summary on the City's web site.

- Utilize the results from the public information meetings (Needs Identification Forums) held to obtain information from citizens about local housing, to formulate community and economic development needs for the next three to five years.

- (1) Provide copies of the findings from the public information meetings to members of the public and identified interest groups.

- (2) In each successive year, publish in newspapers of general circulation, a notice to the general public inviting citizens to participate in Needs Identification Forums to identify the community development and housing needs of very-low and low-income persons.

- (3) Publish notices announcing the availability of the Final Consolidated Plan, related needs information or performance documents.

- Provide for timely consideration and response to comments, complaints and grievances regarding the Consolidated Plan, amendments of the plan or performance report.

- (1) City will prepare a summary of all comments and views expressed by citizens or interested parties at the public hearing on the final Consolidated Plan, amendment of the plan or performance report and will attach said summary to the final Consolidated Plan, amendment of the plan or performance report.

- Consider any comments or views of citizens or units of local government received in writing, or orally during the public hearing on the proposed Consolidated Plan, amendment of the plan or performance report.

- (1) Answer, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups.

- Receive and respond to written complaints and grievances within 15 working days, where practicable.

- (1) All written complaints and grievances regarding the City's consolidated Plan received by the City will be logged-in and responded to, in writing. Depending on the nature of

the project, the time that it requires for resolution, and staff resources available to investigate and respond, the written response will be sent within 15 days or as soon as possible otherwise.

- Provide technical assistance to interested community groups.
- Provide for a wide distribution of the final Consolidated Plan, or summary thereof, to afford citizens throughout the County a reasonable opportunity to examine their contents.

(1) Each year the City Council will conduct a publicly advertised hearing to consider the proposed Annual Plan, to review staff recommendations regarding which project proposals and corresponding funding levels will best meet identified needs and to receive citizen input, with such hearing at its conclusion, being continued for a period of two weeks to enable staff to make any recommended revisions to the plan prior to final consideration and approval by the City Council.

(2) Reproduce and distribute copies of the Consolidated Plan to the public libraries, community centers, and any other public information site to be determined and request that the copies be displayed during a specified period of time which corresponds to the 30 day comment period advertised in the Notice.

(3) The City will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the City's use of applicable grant programs during the preceding year.

- Provide for public hearings to obtain citizen views on housing and community development needs, proposed projects and activities, the consolidated plan and any amendments thereto and program performance.

a. Conduct a public hearing before the City Council to receive citizen input on housing, community and development needs issues or problems, and the amended Citizen Participation Plan at a time and location convenient to the public and with accommodations for the handicapped.

(1) A notice will be published on the City's web site and in newspapers of general circulation throughout the City concerning the public hearing, 15 days prior to such hearing.

(2) City Public hearings will be conducted at the City of Costa Mesa City Council Chambers, 77 Fair Drive, Costa mesa during regularly scheduled hearing dates and times. This facility is centrally located and fully furnished and equipped to accommodate all citizens who wish to participate. The Chambers are fully

handicapped accessible with provisions for persons in wheelchairs to address the Council.

- b. Conduct a public hearing before the City Council in January each year to review activities and accomplishments achieved during the previous Program Year.

**MODIFICATIONS:** The City of Costa Mesa may make modifications to the activities listed in the CDBG portion of the Consolidated Plan, without public notice or an amendment to the Consolidated Plan, so long as the modifications do not result in a **substantial change** to the purpose, scope, location or beneficiaries of an activity. In this instance, substantial change is defined as follows: 1) a net increase greater than 25% of the respective HUD grant allocation listed in a published Consolidated Plan; or 2) a change in the type of activity; or 3) a change in the location of the activity; or 4) a change in the beneficiaries of the activity. The program administration activity and the unprogrammed funds category are not subject to the allocation limitations defined under substantial change.

**ADDENDA:** The results of public hearings, information forums, and written and verbal comments will be recorded and made a part of this document prior to the adoption of the Consolidated Plan.

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**APPENDIX 2**  
**GLOSSARY OF TERMS**

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## GLOSSARY OF TERMS

The following glossary (or definition of terms) is provided to assist the public better understand and evaluate the Consolidated Plan, Annual Action Plan and Annual Performance reports. Terms are applicable to the CDBG and HOME programs and affordable housing/community development in general.

**ADA** – The Americans with Disabilities Act of 1990.

**ADDI** – American Dream Downpayment Initiative, a new program introduced in 2003 to set aside a portion of HOME funds (see HOME) specifically for fostering homeownership among low- and moderate-income households (see Low- and Moderate-Income).

**Affordability Gap** - The extent to which gross housing costs, including utility costs, exceed 30% of gross household income.

**Affordability Restrictions** - The requirements imposed by a public agency that housing units remain affordable to low- and moderate-income households for a specified number of years.

**Affordable Housing** - According to federal law, housing in which a household spends no more than 30% of its gross household income for rent and utilities, or for principal, interest, property taxes and insurance.

**Amenity** - An aspect of a property that enhances its value. Examples, off-street reserved parking within a condominium community, the nearness of good public transportation, tennis courts or a swimming pool.

**At-Risk Units** - In general, any affordable unit that converts to market rate because the affordability restrictions are about to expire, the owner can opt-out of the Section 8 program, or the owner can prepay a federal mortgage.

**Bond** - An interest bearing promise (bond) to pay a specified sum of money, the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes, such as housing.

**CDBG** - Community Development Block Grant. Under Title I of the Housing and Community Development Act of 1974, eight former categorical grant and loan programs were combined.

**CEQA** - California Environmental Quality Act. Requires the assessment of projects for environmental impacts and establishes procedures for preparing and processing environmental documents.

**Certification** – A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**Consolidated Plan (Con Plan)** – The document that is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in federal regulations. The Plan is prepared in accordance with 24 CFR 91, and describes the needs, priorities among those needs, objectives, and proposed outcomes, as well as the resources needed, for a 3-, 4-, or 5- year period with respect to HUD programs.

**Condominium** - A form of ownership of real property in which the purchaser receives title to a particular unit and a proportionate interest in certain common areas. Each unit is a separately owned space to the interior surfaces of the perimeter walls, floors and ceilings. Title to the common areas is in terms of percentages and refers to the entire project less the separately owned units.

**Construction Costs** - Broadly, all costs incurred in bringing a building to completion, not including land acquisition, financing or sales costs.

**Construction Loan** - A short-term interim loan for financing the cost of construction. The lender makes payments to the builder at periodic intervals as the work progresses.

**Cost Burden** - The extent to which housing costs, including utilities, exceed 30% of gross income, based on data published by the U.S. Census Bureau.

**Deed Restriction** - A limitation placed in a deed limiting or restricting the use of the real property.

**Deferred Loan** - A loan whereby payment of part or all of the loan is deferred until a later time as specified in the loan.

**Density Bonus** - A provision to permit a residential developer to construct more dwellings on a site than would normally be allowed provided the developer includes certain amenities or public benefits.

**Disabled Household** - Households in which at least one of the residents is an adult with a disability. A person is considered to have a disability if s/he has a physical, mental, or emotional impairment that (1) is expected to be of indefinite duration, (2) substantially impedes his or her ability to live independently, and (3) is of such nature that the ability could be improved by more suitable housing conditions (federal definition).

**Elderly Person** - An individual that is at least 62 years of age.

**Emergency Shelter** - A building in which emergency temporary lodging is provided, with or without meals, to families and individuals who are homeless, where on-site supervision is generally provided whenever such shelter is occupied.

**Emergency Shelter Grant Program (ESG)** - Like CDBG, HOME and HOPWA, ESG is a federal grant program in which funds are distributed on the basis of a formula established by Congress. Funds must be used to provide shelter and services to the homeless.

**Equity** - The interest or value which an owner has in real estate over and above the current indebtedness; usually referred to as the owner's interest.

**Equity Sharing** - The generic term for various forms of home financing in which a homeowner shares his property appreciation with another party. The term technically only applies when the other party has an ownership interest in the property.

**Extremely Low-Income Household** - Defined by HUD as a household earning between 0% and 30% of the median area income.

**Fair Housing Act** - Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

**Fair Market Rents (FMR)** - Estimates of the rent plus utilities that would be required to rent privately owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities.

**Fair Market Value** - The price that would be paid for property offered on the open market for a reasonable period of time with both buyer and seller knowing all the uses to which the property could be put, and with neither party under pressure to buy or sell.

**Family** – All persons living in the same household who are related by birth, marriage, or adoption.

**FAR (Floor Area Ratio)** - The ratio of square feet of floor space to the square feet of the site on which a building is located.

**FHA** - Federal Housing Administration. A division of the U.S. Department of Housing and Urban Development; main activity is insuring residential mortgage loans made by approved lenders to qualified borrowers in accordance with its regulations.

**First-Time Homebuyer** - An individual or family who has not owned a home during the three-year period preceding the publicly assisted purchase of a home that must be used as the principal residence of the homebuyer.

**FNMA** - Federal National Mortgage Association, popularly known as "Fannie Mae"; a private corporation whose primary function is to buy and sell FHA and VA mortgages in the secondary market.

**Foreclosure** - An authorized procedure taken by a mortgagee or lender, under the terms of a mortgage or deed of trust for the purpose of applying the property toward the payment of a defaulted debt.

**Gap Financing** – As used in the Consolidated Plan, gap financing represents the amount of public subsidy required to make a project financially feasible.

**General Plan** - An adopted statement of policy for the physical development of a community, required by State law.

**GNMA** - Government National Mortgage Association (Ginnie Mae); created in 1968 to take over special assistance and liquidation functions of FNMA. Participates in the secondary market through its mortgage-backed securities pools.

**Grantee** – Person or legal entity to which a grant is awarded and that is accountable for the use of the funds available.

**Group Quarters** - A facility housing groups of persons not living in households (U.S. Census definition). Examples of group quarters include prisons, dormitories, shelters, and military quarters.

**HCD** - California Department Housing and Community Development. Provides housing and planning information and guidance, State bond funds, low-interest loans and grants for housing development and rehabilitation. Oversees the Housing Element review process to ensure that Housing Elements are in compliance with State law.

**HOME** - The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act.

**NSP** – Neighborhood Stabilization Program was created in July 2008, by the Housing and Economic Recovery Act of 2008. The NSP aimed to stem the negative impact of foreclosed homes on residential neighborhood by providing funds to the City to assist with the purchase, rehabilitation, and/or clearance of foreclosed residential properties.

**Homeless Family with Children** – A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

**Homeless Person** – A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is:
  - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Subpopulations** – Include but are not limited to the following categories of homeless persons: severely mentally ill, alcohol/drug addicted, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

**HOPWA** - Housing of People for persons with AIDS.

**Household** -- All persons, whether related or unrelated, living in a housing unit.

**Householder** - Includes, in most cases, the person or one of the persons in whose name the home is owned or rented. If there is no such person in the household, any household member 15 years old and over could be designated as the householder.

**Housing Code** - Local standards that ensure that maintenance and improvements of housing meets accepted standards and is adequate for occupancy.

**Housing Element** - Mandatory component of local General Plans required by the State. The Element contains information on housing, population, household characteristics, assessment of current and projected housing need, government and non-government constraints, energy conservation, publicly held lands, and planning housing supply.

**Housing Problems** - A non-duplicative estimate of the number of units that have physical defects, are overcrowded, or whose occupants pay greater than 30% of household income for rent (U.S. Census definition).

**HUD** - The U.S. Department of Housing and Urban Development. Established by the Housing and Urban Development Act of 1965 to supersede the Housing and Home Finance Agency. Responsible for the implementation and administration of government housing and urban development programs includes community planning and development, housing production and mortgage credit (FHA), equal opportunity in housing, research, and technology.

**Inclusionary Zoning** - In general, a local ordinance requiring that a developer of new housing produce a specified number of affordable dwelling units as a condition of the right to develop.

**Jurisdiction** – A State or unit of general local government.

**Large Household** - A household with five or more members.

**Lead-based Paint Hazards** – A lead-based paint hazards as defined in part 35, subpart B of Title X.

**Leverage** – As used in the context of federal grants and affordable housing, leverage refers to funds from non-federal sources that are contributed to a project. For example, HOME funds invested in a project would be said to be leveraged by private donations or Redevelopment Agency funds contributed to that same project.

**LIHTC** - Low Income Housing Tax Credit.

**Loan Guarantee** - A commitment to a lender that the guaranteed portion of a loan will be repaid if the borrower defaults. VA loans are guaranteed loans.

**Low-Income Household** - Defined as a household earning between 51% and 80% of the area median (as adjusted by HUD).

**Low Income Housing Tax Credits** - Program established by the Federal and California State governments that provides income tax reduction for investors in the low-income housing.

**Low- and Moderate-Income Households** - Households whose incomes are between 0% and 80% of the median income for the area, or as adjusted by HUD.

**MCC** - Mortgage Credit Certificate Program, a federal program to assist first time homebuyers.

**Median Income** - The level above which 50% of the households have a higher income and 50% of the households have a lower income.

**Moderate-Income Household** - Defined as a household earning between 81% and 120% of the area median income, or as adjusted by HUD.

**Neighborhood Revitalization Strategy** - A multi-departmental effort to focus on a variety of neighborhood needs by combining "crackdown" strategies (to address the social problems of drugs, crime, and gangs) with blight improvement efforts. An important component includes increasing efforts to organize communities and build public awareness and responsibility for solving the problems that exist.

**NIMBY** - "Not in My Backyard." An expression used to refer to individual and community-wide fears about affordable housing and other locally unwanted land uses, such as fears that such development will lower property values and increase crime.

**Notice of Funding Availability (NOFA)** - A notice to inform potential project sponsors of the availability of funding.

**Offsite Improvements** - Improvements outside the boundaries of a property that enhance its value.

**Onsite Improvements** - Any construction of buildings or other improvements within the boundaries of a property which increases its value.

**Overcrowded** - A housing unit containing more people than is permitted by various laws. For example, HUD defines an overcrowded household as one in which there is more than one person per room.

**Poverty Level Family** – Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

**Private Sector** - Non-government, private, for-profit businesses and nonprofit organizations.

**Project-Based Rental Assistance** - Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

**Public Housing** - Housing for lower-income households that is owned and managed on a long-term basis by a public agency, normally a local housing authority.

**Rehabilitation** - The process of returning a property to a state of utility, through repair or alteration.

**Replacement Housing** - Housing that a public agency must cause to be produced to replace housing destroyed by public action.

**Section 8 Rent Voucher (a.k.a. Housing Choice Voucher)** - Vouchers subsidize the rent based on the difference between 30% of the tenant's income and a Rent Payment Standard.

**Section 215** - Section 215 of Title II of the National Affordable Housing Act. Section 215 defines what constitutes "affordable" housing projects under the Title II HOME program.

**Senior Household** - One- or two-person households containing a person at least 62 years of age.

**Service Needs** - The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severely Cost Burden** - The extent to which housing costs, including utilities, exceed 50% of gross income, based on data published by the U.S. Census Bureau.

**Sheltered** - Families and persons whose primary nighttime residence is a publicly supervised or privately operated shelter (e.g., emergency and transitional shelters or commercial hotels/motels used to house the homeless). "Sheltered homeless" does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State Law.

**Small Household** - A household having fewer than 3 members.

**Single Room Occupancy Housing (SRO)** - Generally, one-room housing units such as boarding houses, rooming houses and motels and hotels. SROs are often situated in older downtown buildings, typically rented on a short- or long-term basis by lower income working and retired individuals, and mentally and physically disabled people.

**State** - Any State of the United States and the Commonwealth of Puerto Rico.

**Subrecipient** - A public agency or nonprofit organization selected by the participating jurisdiction to administer all or a portion of the participating jurisdiction's HOME program

**Substandard Unit** - In general, any unit that suffers from some type of physical defect, such as electrical wiring that is not up to Code or lack of plumbing. There is no common definition of "substandard" housing among the federal, State, or local levels.

**Substantial Rehabilitation** - As used in this Consolidated Plan, "substantial rehabilitation" means any residential rehabilitation activity that costs more than \$25,000 per unit (federal definition).

**Supportive Housing** - Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a planned service component.

**Supportive Services** - Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**Tax Increment Funds** - Additional tax funds that result from increases in property values occurring within a specified Redevelopment Area. State law permits these funds to be earmarked for redevelopment purposes and requires that at least 20% be used to increase and improve the community's affordable housing supply.

**Tenant-Based Rental Assistance** - A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing** – A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

**Unsheltered** - Families and individuals whose primary night-time residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings).

**Urban County** – HUD will determine if a county's combined population contains the required percentage of low- and moderate-income persons by identifying the number of persons that resided in applicable areas and units of general local government based on data from the most recent census, and using income limits that would have applied for the year in which that census was taken.

**Unit of General Local Government** – A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (24 CFR part 92) or the CDBG program (24 CFR part 570).

**Vacant Housing Unit** - Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

**Very Low-Income** – Defined by HUD as a household earning between 31% and 50% of the median area income.

**Year-Round Housing** - All occupied units and vacant units available for/or intended for year-round use.

**Zoning** - The act of city authorities specifying the type of use to which property may be put in specific areas.

**Zoning Ordinance** - The regulations of a municipality for controlling the character and use of property.

