

**Costa Mesa Redevelopment Agency  
Description of Agency's Activities for Fiscal Year 2003-2004**

**As required in Section 33080.4 for purposes of compliance with subdivision (c) of Section 33080.1.**

- (1) The total number of nonelderly and elderly households, including separate subtotals of the numbers of very low income households, other lower income households and persons and families of moderate income, that were displaced or moved from their dwelling units as part of a redevelopment project of the agency during the previous fiscal year.

**Agency Response:**

|               | Very Low | Low      | Moderate |          |
|---------------|----------|----------|----------|----------|
| Elderly       | 0        | 0        | 0        |          |
| Non-Elderly   | 0        | 0        | 0        |          |
| <b>Totals</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

- (2) The total number of nonelderly and elderly households, including separate subtotals of the numbers of very low income households, other lower income households and persons and families of moderate income, that the agency estimates will be displaced or will move from their dwellings as part of a redevelopment project of the agency during the present fiscal year and the date of adoption of a replacement housing plan for each project area subject to 33413.5.

**Agency Response:**

|               | Very Low | Low      | Moderate |          |
|---------------|----------|----------|----------|----------|
| Elderly       | 0        | 0        | 0        |          |
| Non-Elderly   | 0        | 0        | 0        |          |
| <b>Totals</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

- (3) The total number of dwelling units housing very low income households, other lower income households, and persons and families of moderate income, respectively, which have been destroyed or removed from the low- or moderate-income housing market during the previous fiscal year as part of a redevelopment project of the agency, specifying the number of those units which are not subject to Section 33413.

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**Description of Agency's Activities for Fiscal Year 2003-2004**  
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**Agency Response:**

|               | Very Low | Low      | Moderate |          |
|---------------|----------|----------|----------|----------|
| Elderly       | 0        | 0        | 0        |          |
| Non-Elderly   | 0        | 0        | 0        |          |
| <b>Totals</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

- (4) The total number of agency-assisted dwelling units which were constructed, rehabilitated, acquired, or subsidized during the previous fiscal year for occupancy at an affordable housing cost by elderly persons and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by very low income households, other lower income households and persons and families of moderate income, respectively, specifying those units which are not currently so occupied, those units which have replaced units destroyed or removed pursuant to subdivision (a) of Section 33413, and the length of time any agency-assisted units are required to remain available at affordable costs.

**Agency Response:**

|                  | Very Low | Low      | Moderate |          |
|------------------|----------|----------|----------|----------|
| Elderly          | 0        | 0        | 0        |          |
| Non-Elderly      | 0        | 0        | 4        |          |
| <b>Sub-Total</b> | <b>0</b> | <b>0</b> | <b>4</b> | <b>4</b> |

**All of the above four units are currently occupied by eligible households. None of the above four units were used to replace units destroyed or removed. The length of time for the above four units to remain affordable is thirty (30) years.**

- (5) The total number of new and rehabilitated units subject to paragraph (2) of subdivision (b) of Section 33413, including separate subtotals of the number originally affordable to and currently occupied by, elderly person and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by the very low income households, other lower income households, and persons and families of moderate income, respectively, and the length of time these units are required to remain available at affordable costs.

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**Agency Response:**

|             | Very Low | Low | Moderate |   |
|-------------|----------|-----|----------|---|
| Elderly     | 0        | 0   | 0        |   |
| Non-Elderly | 0        | 0   | 0        |   |
| Sub-Total   | 0        | 0   | 0        | 0 |

**No units subject to paragraph (2) of subdivision (b) of Section 33413.**

- (6) The status and use of the Low and Moderate Income Housing Fund created pursuant to Section 33334.3, including information on the use of this fund for very low income households, other lower income households and person and families of moderate income, respectively. If the Low and Moderate Income Housing Fund is used to subsidize the cost of onsite and offsite improvements, the description of the agency's activities shall include the number of housing units affordable to persons and families of low and moderate income which have been directly benefited by the onsite or offsite improvements.

**Agency Response:** For FY03-04, the Low and Moderate Income Housing Fund was used for the planning and negotiation of a new construction project in the Redevelopment Project Area. This new construction project is anticipated to be completed within the next four (4) years and will provide seven (7) low to moderate income restricted units within the project area and five (5) very low income restricted units outside the project area.

The fund was also used to provide four (4) moderate income home ownership units via the Agency's First Time Home Buyer Program and one (1) very low income single family rehabilitation grant via the Single Family Rehabilitation Program.

The Agency also entered into Home Buyer Purchase and Sale Agreements with three (3) very low income households who had earned sufficient equity to purchase the Habitat for Humanity homes they had been previously leasing to purchase.

The status of the fund in FY03-04 was such that remaining funds were insufficient for solicitation of a second affordable housing project. Therefore, funds were left to accumulate for solicitation of a new project in FY04-05.

**No onsite or offsite improvements were subsidized in FY03-04.**

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- (7) A compilation of the annual reports obtained by the agency under Section 33418 including identification of the number of units occupied by persons and families of moderate income, other lower income households, and very low income households, respectively, and identification of projects in violation of this part or any agreement in relation to affordable units.

**Agency Response:**

**First Time Home Buyer Program**

| Very Low | Low | Moderate | Total |
|----------|-----|----------|-------|
| 0        | 5   | 26       | 31    |

**No changes in ownership reported. All participants certified continued occupancy.**

**Rental Rehabilitation Program**

| Very Low | Low | Moderate | Total |
|----------|-----|----------|-------|
| 5        | 5   | 0        | 10    |

**Other Home Ownership Projects**

| Very Low | Low | Moderate | Total |
|----------|-----|----------|-------|
| 5        | 0   | 0        | 5     |

**Other Multi-Family Rental Projects**

| Very Low | Low | Moderate | Total |
|----------|-----|----------|-------|
| 104      | 0   | 0        | 7     |

**None of the above or any other agency project is in violation of monitoring requirements.**

- (8) The total amount of funds expended for planning and general administrative costs as defined in subdivision (d) and (e) of Section 33334.3

**During the fiscal year 2003/04, the agency spent \$62,261 on Low/Moderate Income Housing planning and general administrative costs.**

- (9) Any other information which the agency believes useful to explain its housing programs, including, but not limited to, housing for persons and families of other than low and moderate income.

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**Agency Response:**

The Agency works in conjunction with the City's Housing & Community Development (HCD) Division which provides other housing services to the City's residents including, but not limited to, single family rehabilitation, lead-based paint reduction, community clean-up events, fair housing consulting, public service grants and affordable housing development using non-Agency funds. The vast majority of HCD funds are expended on very low income households.

- (10) The total number of dwelling units for very low income households, other lower income households, and persons and families of moderate income to be constructed under the terms of an executed agreement or contract and the name and execution date of the agreement or contract. These units may only be reported for a period of two years from the execution date of the agreement or contract.

**Agency Response:**

**Name of Agreement:** Affordable Housing Agreement by and between the Costa Mesa Redevelopment Agency and Rutter Development Corporation

**Date of Execution:** 06/14/04

| Very Low | Low | Moderate | Total |
|----------|-----|----------|-------|
| 5        | 0   | 7        | 12    |

- (11) The date and amount of all deposits and withdrawals of moneys deposited to and withdrawn from the Low and Moderate Income Housing Fund.

[See Appendix 1 for all deposits](#)

[See appendix 2 for all withdrawals](#)