

City of Costa Mesa
2005-2010 Consolidated Plan
Draft

March 28, 2005

City of Costa Mesa

Costa Mesa, CA

Table of Contents

Section	Page
1. Coordinating and Managing the Process	1-1
1.1 Legislative Framework	1-1
1.1.1 HUD Community Planning and Development Regulations	1-1
1.2 Lead Agency	1-2
1.3 Consultation	1-3
2. Summary Citizen Participation Process	2-1
2.1 Components of Citizen Participation	2-1
2.1.1 Public and Community Meetings	2-1
2.1.2 Housing and Community Development Needs Survey	2-2
2.1.3 Public Hearings	2-2
2.1.4 Consultation with Adjoining Jurisdictions	2-2
2.1.5 Draft Consolidated Plan Availability for Public Review	2-2
3. Housing and Community Development Needs	3-1
3.1 Household Needs	3-1
3.1.1 Demographic and Household Characteristics and Trends	3-1
3.1.2 Areas of Ethnic and Low/Moderate Income Concentration	3-7
3.1.3 Special Needs Populations	3-13
3.1.4 Estimates of Current Housing Needs	3-19
3.2 Homeless Needs	3-22
3.2.1 Nature and Extent of Homelessness	3-22
3.2.2 Needs of Persons Threatened with Homelessness	3-23
3.2.3 Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness	3-23
3.2.4 Continuum of Care Gap	3-25
3.3 Public and Assisted Housing Needs	3-26
3.3.1 Public Housing	3-26
3.3.2 Tenant-Based Rental Housing Assistance	3-26
3.3.3 Inventory of Federally Assisted Housing	3-27

Section	Page
3.4	Market Conditions 3-28
3.4.1	Housing Growth 3-28
3.4.2	Housing Costs and Affordability 3-30
3.4.3	Housing Condition 3-33
3.5	Barriers to Affordable Housing 3-36
3.5.1	Governmental Constraints 3-36
3.5.2	Non-Governmental Constraints 3-37
3.5.3	Constraint Removal Efforts 3-39
3.6	Fair Housing 3-40
3.7	Community Development Needs 3-41
3.7.1	Community Facilities and Services 3-41
3.7.2	Homeless 3-50
3.7.3	Economic Development 3-51
3.7.4	Infrastructure Improvements 3-52
4.	Five-Year Strategic Plan 4-1
4.1	Strategic Framework 4-1
4.2	Resources for Housing and Community Development Activities 4-2
4.3	Priority Setting 4-4
4.3.1	Criteria for Establishing Priority 4-4
4.3.2	Priority Ranking 4-4
4.4	Housing and Community Development Objectives and Activities 4-5
4.4.1	Affordable Housing 4-5
4.4.2	Homeless and Special Needs Populations 4-10
4.4.3	Community Development Needs 4-13
4.4.4	Specific Five-Year Objectives 4-16
4.5	Institutional Structure 4-18
4.6	Coordination 4-19
4.7	Monitoring 4-20
4.7.1	Monitoring Procedures 4-20
4.7.2	Performance Measures 4-20

Appendices:

- Appendix A: Summary of Survey Results
 Appendix B: Summary of Public Comments

List of Tables

Table	Page
3-1	Employment by Occupation, 2000.....3-5
3-2	Employment by Industry: 2000.....3-5
3-3	Household Type and Size: 2000.....3-6
3-4	Overcrowding by Tenure.....3-7
3-5	Race and Ethnicity by Person and Householder 2000.....3-7
3-6	Income Definitions.....3-10
3-7	Household Income by Race/Ethnicity: 2000.....3-10
3-8	Licensed Community Care Facilities.....3-13
3-9	Elderly Profile.....3-14
3-10	Large Household Profile.....3-17
3-11	HIV/AIDS Resources.....3-18
3-12	Housing Assistance Needs of Low and Moderate Income Households.....3-19
3-13	Survey Results - Housing Issues.....3-21
3-14	Emergency and Transitional to Permanent Housing Assistance/Shelters.....3-25
3-15	Continuum of Care Housing Gaps Analysis.....3-25
3-16	Costa Mesa Households Assisted by OCHA.....3-26
3-17	Summary of Federally Assisted Multifamily Housing.....3-27
3-18	Housing Growth.....3-28
3-19	Housing Type – 2003.....3-29
3-20	Housing Tenure.....3-29
3-21	Median Home Prices.....3-30
3-22	Housing Affordability Matrix Orange County – 2004.....3-32
3-23	Age of Housing Stock: 2000.....3-33
3-24	Housing Stock Deficiencies: 2000.....3-34
3-25	Number of Housing Units with Lead-based Paint Occupied by Lower Income Households.....3-36
3-26	Planning Fee Schedule.....3-37
3-27	Survey Results - Housing and Community Development Needs.....3-41
3-28	3R Committee Recommendations – Housing and Community Development Needs.....3-42
3-29	Survey Results - Economic Development.....3-51
3-30	Survey Results - Infrastructure Improvements.....3-53
3-31	CIP Infrastructure Improvements.....3-55
4-1	Resources Available for Housing and Community Development Activities.....4-3
4-2	Five-Year Housing Needs and Priorities.....4-6
4-3	Priority Non-Homeless Special Needs.....4-11
4-4	Priority Community Development Needs.....4-13
4-5	Summary of Five-Year Specific Housing, Special Needs/Homeless, and Community Development Objectives.....4-16

List of Figures

Figure		Page
3-1	Population Growth – Costa Mesa 1950-2020	3-2
3-2	Population Growth 1990-2000 and 2000-2010 – Costa Mesa and Surrounding Areas	3-2
3-3	Age Distribution of Population – Costa Mesa 1990 and 2000	3-3
3-4	Median Age by Race/Ethnicity	3-4
3-5	Race and Ethnicity by Person – Costa Mesa 1990 and 2000	3-8
3-6	Concentration of Minority Households	3-9
3-7	Percent of Lower Income Households – Costa Mesa 1990 – 2000	3-11
3-8	Low and Moderate Income Areas.....	3-12
3-9	Median Home Prices 2003 – 2004	3-30

Coordinating and Managing the Process

Chapter 1

1.1 Legislative Framework

This 2005-2010 Consolidated Plan represents the City of Costa Mesa's effort in fulfilling the requirements under the federal Community Planning and Development (CPD) regulations. This chapter explains the legislative frameworks governing the purpose and required content of this Consolidated Plan.

1.1.1 HUD Community Planning and Development Regulations

The HUD Consolidated Plan satisfies the statutory HUD requirements of Costa Mesa's two Community Planning and Development (CPD) formula programs: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

The Consolidated Plan is a planning document that identifies a jurisdiction's overall housing and community development needs, and outlines a strategy to address those needs. A primary purpose of the Consolidated Plan is to develop a plan for addressing the needs for low and moderate income groups who are the intended beneficiaries of HUD programs. The Plan must include the following components:

- A description of the jurisdiction's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified needs; and
- A one-year investment plan that outlines the intended use of resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. This Consolidated Plan covers the period of FY 2005/06 through FY 2009/10 (July 1, 2005 through June 30, 2010). The One-Year Action Plan is updated annually and is bound under separate cover.

Community Development Block Grant (CDBG)

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income (defined as below 80 percent of Area Median Income or AMI).

Through the CDBG program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for a wide array of activities, including:

- Housing rehabilitation (loans and grants to homeowners, landlords, non-profits, and developers)
- Down payment and other homeownership assistance
- Lead-based paint detection and removal
- Acquisition of land and buildings
- Construction or rehabilitation of public facilities such as shelters for the homeless and domestic violence victims
- Removal of architectural barriers to the elderly and disabled
- Public services such as job training, transportation, and child care
- Rehabilitation of commercial or industrial buildings
- Loans or grants to businesses

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit people with low and moderate incomes
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquake, flood, or hurricane relief)

HOME Investment Partnerships (HOME)

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households (defined as below 80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low and moderate income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low income families (up to 50 percent AMI); and (2) matched with 25 percent of non-federal funding sources.

1.2 Lead Agency

The City of Costa Mesa City Manager's Office, Division of Housing and Community Development, serves as the lead agency in coordinating the preparation of the Consolidated Plan. Extensive efforts were undertaken by the City to solicit input in the development of this Plan.

1.3 Consultation

Various City departments, community-based organizations, and housing and service providers contributed to the development of the 2005-2010 Consolidated Plan in the following areas:

Housing Programs

- City of Costa Mesa City Manager's Office, Division of Housing and Community Development
- Orange County Housing Authority

Homeless Services

- OC Partnership
- Colette's Children's Home
- Fish Harbor Area, Inc.
- Human Options, Inc.
- Orange Coast Interfaith Shelter

Lead-Based Paint

- Orange County Child Health and Disability Prevention (CHDP) Program

Economic Development

- City of Costa Mesa City Manager's Office, Division of Housing and Community Development
- Youth Employment Services
- Project Independence

City Public Works, Facilities, and Public Safety

- City of Costa Mesa Public Services Department
- City of Costa Mesa Parks and Recreation Department
- City of Costa Mesa Police Department

Public and Supportive Services

- Adult Day Services of Orange County
- California Elwyn
- Project Independence
- Vantage Foundation
- Share Our Selves
- Assessment and Treatment Services Center
- Save Our Youth
- Boys and Girls Club of the Harbor Area, Westside Unit
- Campfire USA Orange Count Council
- Families – Costa Mesa

Summary of Citizen Participation Process

Chapter 2

Citizen participation is one of the most important components of the Consolidated Plan process. The City of Costa Mesa implemented the following strategy to solicit community input in preparing the City's Five-Year Consolidated Plan.

2.1 Components of Citizen Participation

2.1.1 Public and Community Meetings

The City of Costa Mesa conducted a series of public and community meetings during the development of the Consolidated Plan. These include:

- 3R Committee Meeting - October 7, 2004
- City Council Meeting - October 11, 2004
- Community Meeting - November 8, 2004
- City Council Meeting - January 10, 2005
- Community "Storefront" Meeting - January 10, 2005

The Consolidated Plan schedule was mailed on September 10, 2004, to 778 individuals, organizations, committees, boards, associations, businesses, and elected officials. The schedule was also posted on September 14, 2004 and on November 9, 2004 at the following locations:

- City website
- City Hall Lobby
- Neighborhood Community Center Lobby
- County Libraries (2969 Mesa Verde East and 1855 Park Avenue)

A public notice about the Consolidated Plan schedule was published in the *Daily Pilot* on September 18, 2004. On December 27, 2004, the City published another public notice, announcing an additional meeting to be held on January 10, 2005 with the City Council. Flyers were placed at local libraries and community centers.

The 3R and City Council meetings, as well as the "Storefront" meeting were held at City Hall. The community meeting was held at the Neighborhood Community Center. Comments received at these meetings have been incorporated into the Housing and Community Development Needs Assessment for consideration by the City Council when assigning priority for future expenditures.

2.1.2 Housing and Community Development Needs Survey

The City conducted a *Housing Community Development Needs Survey* to develop priorities for expenditure of CDBG and HOME funds, ranking priority needs for the following categories: community facilities; community services; infrastructure; neighborhood services; special needs services; businesses and jobs; and housing. Copies of the survey were available in English and Spanish at the community workshop and public meetings listed above, distributed at the community centers and libraries, and posted at City website. In addition, the surveys were distributed to service providers and door-to-door to households in the low and moderate income areas of Costa Mesa. The survey was designed only as an additional avenue to receive input from the public. The survey was not intended to be a scientific survey.

Overall, 161 residents and interested parties responded to the survey. A copy of the survey and a summary of the responses are included in Appendix A.

2.1.3 Public Hearings

On March 22, 2005, the 3R Committee conducted a public hearing to review the Five-Year Consolidated Plan and to prioritize funding. On April 19, 2005 the City Council will conduct a public hearing to consider the Five-Year Consolidated Plan. Comments received at the public hearings will be summarized in Appendix B.

Public hearings are publicized adequately and held at times and locations that are convenient to the community. The location of the hearing at City Hall is accessible to persons with physical disabilities.

2.1.4 Consultation with Adjoining Jurisdictions

Copies of the Draft 2005-2010 Consolidated Plan will be sent to adjacent units of local government during the 30-day public review of the Plan. These include the cities of Huntington Beach, Irvine, and Newport Beach.

2.1.5 Draft Consolidated Plan Availability for Public Review

The Draft Consolidated Plan was available for public review for a 30-day period beginning April 4, 2005 and ending May 3, 2005. The Draft Plan was available at the Costa Mesa City Hall and the County Libraries (2969 Mesa Verde East and 1855 Park Avenue).

Housing and Community Development Needs

Chapter 3

This Chapter of the 2005-2010 Consolidated Plan presents an overall assessment of the housing and community development needs in Costa Mesa. This needs assessment provides the foundation for establishing priorities and allocating federal, state, and local resources to address the identified needs. In addition to statistical data, information is obtained also from interviews with service providers and comments received at various public meetings.

3.1 Household Needs

3.1.1 Demographic and Household Characteristics and Trends

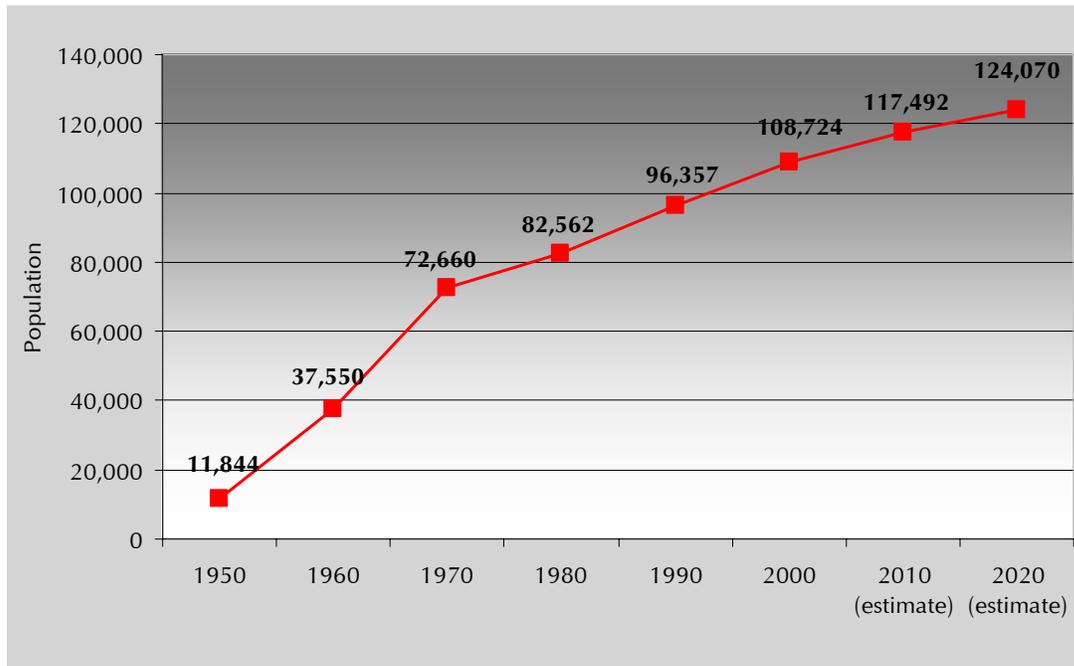
Examination of demographic characteristics provides some insight regarding the needs in a community. Understanding factors such as population growth, age characteristics, and race/ethnicity all help identify and evaluate the need for housing, facilities, and services.

The City of Costa Mesa is located in central Orange County and encompasses approximately 16 square miles. The City's southernmost border is only one mile from the Pacific Ocean. It is a general law city incorporated in 1953, and features a council/manager form of government and staff of approximately 600 full-time employees. Costa Mesa is one of Orange County's principal cultural and business centers. The area evolved from a semi-rural farming community to a city with its current economy primarily based upon retail commercial businesses and manufacturing of electronics, pharmaceutical, and plastics. The City's name, Spanish for "coastal tableland", is descriptive of its geographic location above Newport Bay.

Population Growth

Population growth is one of the most important factors in determining the existing and future need for housing and other community services. Figure 3-1 shows the population growth in Costa Mesa between 1950 and 2000, with estimates for 2010 and 2020. The most significant increase in population occurred between 1960 and 1970 when population increased over 93 percent. While annexation accounted for a large part of this growth, much of the growth coincided with the completion of the San Diego Freeway which allowed access to Los Angeles. The population continued to steadily increase at a moderate pace after the 1970s.

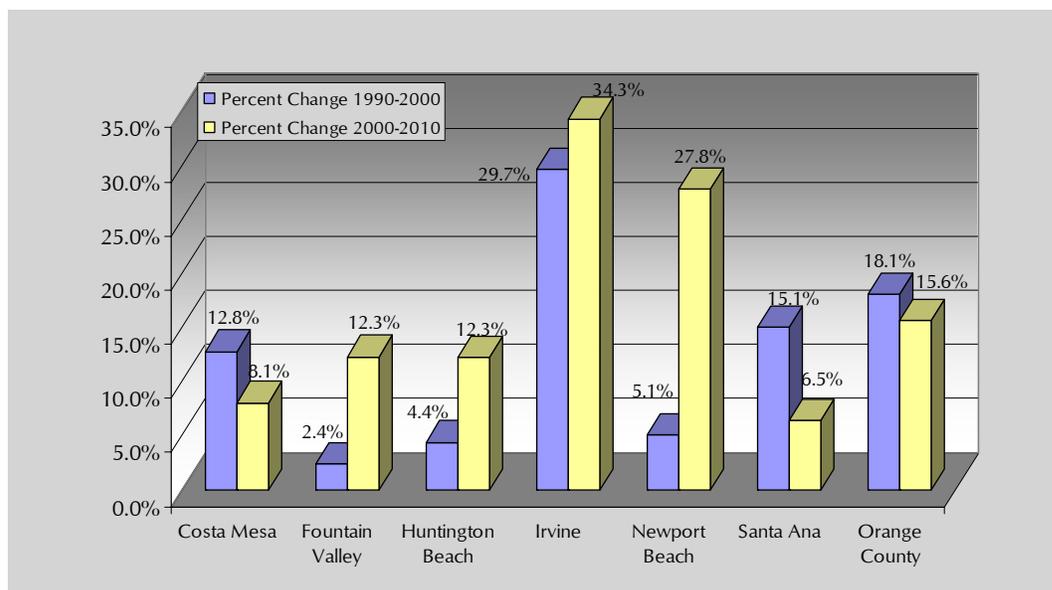
**Figure 3-1: Population Growth
Costa Mesa 1950-2020**



Source: Department of Finance and projections from SCAG 2004 RTP Growth Forecast

According to the U.S. Census, the population of Costa Mesa in 1990 was 96,357, ranking it the eighth largest city in Orange County. Population in Costa Mesa grew by approximately 12.8 percent between 1990 and 2000, lower than the countywide increase of 18 percent during the same period. In 2000, Costa Mesa remained the eighth largest city in the County with a population of 108,724 (Figure 3-2).

**Figure 3-2: Population Growth 1990-2000 and 2000-2010
Costa Mesa and Surrounding Areas**



Sources: Census 1990 and 2000 and projections from CSU Fullerton Center for Demographic Research.

Population Trends

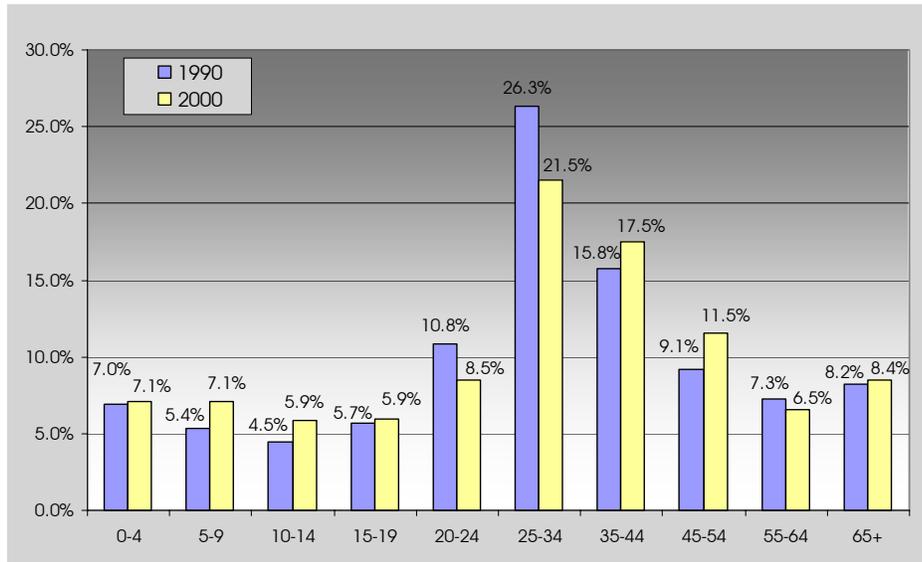
As an area-wide planning and coordination agency, the Southern California Association of Governments (SCAG), provides demographic and housing information for its member cities for planning purposes. By 2010, SCAG expects Costa Mesa to remain the eighth largest city in the County. Based on SCAG estimates, the Costa Mesa population is projected to increase by 8.1 percent to approximately 117,492 by the year 2010. This rate of increase represents the lowest among its surrounding communities and is significantly below the estimated County growth of 15.6 percent.

Age Composition

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. The age structure of a population points toward current and future levels and types of housing needs. Housing demand is affected by the age composition of a community since different age groups have very different housing needs. Typically, young adult households may occupy apartments, condominiums, and smaller single-family homes because of household size and/or affordability. Middle-age adults may prefer larger homes as they begin to raise families, while seniors may prefer condominiums, mobile homes, or smaller single-family homes that are lower cost and have less extensive maintenance needs.

Figure 3-3 illustrates the age distribution of Costa Mesa residents in 1990 and 2000. The median age of Costa Mesa residents in 1990 was 31.2, which increased to 32 in 2000, according to the Census. Despite the increase in median age, the City still has a younger population compared to the County, which has a median age of 33.3 in 2000. Similar to the County, Costa Mesa had a sizable elderly population. In 2000, elderly residents comprised approximately eight percent of both the Costa Mesa and the County population.

**Figure 3-3: Age Distribution of Population
Costa Mesa 1990 and 2000**

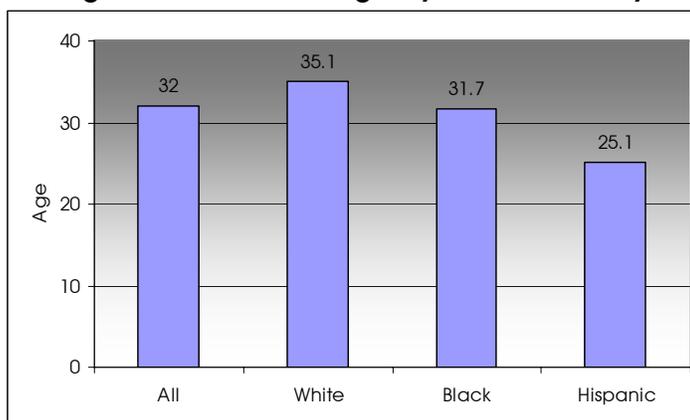


Sources: 1990 and 2000 Censuses

In 2000, 24 percent of the residents were 18 years of age or younger. This age structure typically signifies a family-oriented community. The most significant population change was for residents age 25-34. While this group still represented the largest age group in 2000, its proportion decreased from 26 percent of the City population in 1990 to 22 percent in 2000. In contrast, the two mature adult groups (ages 35-44 and ages 45-54) experienced increases (combined, from 25 percent to 29 percent). This change in the age structure reflects a community that is maturing and stabilizing. Appropriate housing programs include not only homeownership assistance for younger families, but also housing rehabilitation programs for families that have lived in the City for some time.

In Costa Mesa, a strong correlation exists between ethnicity and age distribution. The median age in Costa Mesa is 32 years of age. Figure 3-4 demonstrates that minorities tend to have lower median ages than White residents do. The median age for Hispanics in 2000 is almost 10 years younger than their White counterparts. The gap is not as significant with Black and White residents. The median age for Black residents in 2000 was about three years younger than White residents. The increase in minority families with children results in lowered median age among the minority population.

Figure 3-4: Median Age by Race/Ethnicity



Source: 2000 Census

Employment Trends

Orange County has one of the strongest economies in the state that has grown steadily. As population grows and diversifies, the County’s labor force will most likely see steady growth. The County had the fourth lowest unemployment rate in California.¹ Even during national economic downturns, the County’s economy remained stable compared with the national, state, and regional markets. In 2004, the County’s unemployment rate was very low at 3.5 percent in June 2004, compared to 6.3 percent for California and 5.8 percent for the nation.² Economists typically consider an unemployment rate of 4.0 percent “full employment” of the labor force. Costa Mesa had an unemployment rate (2.8 percent) even lower than the County rate.

Costa Mesa residents are relatively well educated. Approximately 79 percent of residents had a high school diploma or higher education, and 29 percent had a college or advanced degree. This educational level is comparable to the countywide average (79 percent with high school diploma and 30 percent with college or advanced degree). In Costa Mesa, the proportion of college graduates is reasonably close to the percentage of residents employed in managerial and professional occupations (35.9 percent). The other top categories include sales and office occupations (29.8 percent) and service occupations

¹ State of California Employment Development Department, Annual Average Labor Force Data for Counties

² State of California Employment Development Department, Labor Market Information Division, Sub-County Profiles 2004

(16.9 percent), which generally pay lower wages. Tables 3-1 and 3-2 show the distribution of resident employment by industry and occupation. In 2000, the majority of the residents in Costa Mesa, approximately 48 percent, were employed by the service sectors. Costa Mesa residents are relatively comparable to the County in most other industries as shown in Table 3-2.

**Table 3-1
Employment by Occupation, 2000**

Occupation	Percent of All Jobs	
	Costa Mesa	Orange County
Managerial/Professional	35.9%	38.1%
Sales and Office	29.8%	28.7%
Service Occupations	16.9%	13.2%
Production/Transportation	9.3%	12.5%
Construction/Maintenance	7.7%	7.3%
Farming, Forestry, and Fishery	0.3%	0.3%
Total Jobs	100.0%	100.0%

Source: 2000 Census

The overall labor force participation rate in Costa Mesa is 69 percent of people aged 16 and older in 2000, consistent with 70 percent in 1990. Compared to the County (66 percent), the City had a higher labor participation rate. Furthermore, the 2000 Census estimated that over 72 percent of Costa Mesa residents commute outside the City for work.

**Table 3-2
Employment by Industry: 2000**

Industry	Costa Mesa		Orange County	
	Number of Workers	Percent	Number of Workers	Percent
Agriculture, Forestry, Fisheries & Mining	154	0.3%	4,872	0.4%
Construction	3,899	6.9%	81,822	6.1%
Manufacturing	7,184	12.7%	227,495	17.0%
Transportation Communications & Public Utilities	3,324	5.9%	86,442	6.5%
Wholesale Trade	2,560	4.5%	67,541	5.0%
Retail Trade	6,213	11.0%	150,462	11.2%
Finance, Insurance & Real Estate	5,412	9.5%	117,351	8.8%
Services	27,086	47.8%	563,425	42.1%
Public Administration (Government/Military)	849	1.5%	39,428	2.9%
Total	56,681	100.0%	1,338,838	100.0%

Source: 2000 Census

Household Trends

Information on household characteristics is important to understand growth and changing needs of a community.

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Composition and Size

The number of households in Costa Mesa increased 4 percent between 1990 and 2000, from 37,653 to 39,206 households. As shown in Table 3-3, a majority of households in Costa Mesa were families (59 percent). About nine percent of all households were female-headed households with children. Average household size increased from 2.69 people in 1990 to 3.0 people in 2000, reflecting an increasingly family-oriented community.

Costa Mesa has a considerable elderly population. Among all family households, approximately 13 percent were headed by an elderly resident, while 17 percent of all non-family households (i.e. living alone or with unrelated roommates) were headed by an elderly resident.

**Table 3-3
Household Type and Size: 2000**

	Average household size	% Families	% Families with children	% Elderly Family Households	% Elderly Non-Family Households	% Female-headed households w/ children
Costa Mesa	2.69	58.9%	30.0%	12.7%	17.5%	8.9%
Orange County	3.00	86.2%	36.2%	13.8%	27.4%	7.6%

Source: 2000 Census

Overcrowding

Overcrowding is an indicator of unaffordable housing. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. Overcrowding contributes to increases in traffic within a neighborhood, accelerates deterioration of homes and infrastructure, and results in a shortage of on-site parking.

According to the federal government, overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room.

As indicated by the 2000 Census, 15.5 percent of the households in Costa Mesa were overcrowded. The incidence of overcrowding in Costa Mesa was similar to the County (15.7 percent). The percentage of severely overcrowded households in Costa Mesa was 11.0 in 2000, slightly higher to the County's 10.0 percent (Table 3-4).

The prevalence of overcrowding varies significantly by income, type, and size of household. Generally, very low and low-income households and large families are disproportionately affected by overcrowding. However, cultural differences also contribute to the overcrowding condition since some cultures tend to have larger household size. Overcrowding is typically more prevalent among renters than among owners (see Table 3-4).

Of the City's renter-households in 2000, approximately 23 percent lived in overcrowded conditions. Only 4.8 percent of the City's owner-households lived in overcrowded conditions.

**Table 3-4
Overcrowding by Tenure**

	% of Owner Occupied Units		% of Renter Occupied Units		% of All Housing Units	
	Costa Mesa	Orange County	Costa Mesa	Orange County	Costa Mesa	Orange County
Total Overcrowded (>1.0 person/room)	4.8%	7.8%	22.8%	28.4%	15.5%	15.7%
Overcrowded (1.01-1.5 persons/room)	2.2%	3.7%	6.1%	8.9%	4.5%	5.7%
Severely Overcrowded (>1.5 persons/room)	2.6%	4.1%	16.7%	19.5%	11.0%	10.0%

Source: 2000 Census

3.1.2 Areas of Ethnic and Low/Moderate Income Concentration

Racial/Ethnic Concentrations

Race and ethnicity have implications on housing need in that certain demographic and economic variables correlate with race. For example, the average household size for Costa Mesa was 2.69 in 2000. The average household size for Hispanics was 4.63 and 2.72 for Asians, while for Whites was 2.4. In another example, per capita income is lower for Asians (\$22,815) and Hispanics (\$10,579) than for Whites (\$27,152).

Between 1990 and 2000, Costa Mesa became increasingly diverse in its race and ethnic makeup. This trend follows County, state, and national trends. In California, no one ethnic group holds a majority. In Costa Mesa, the White population constitutes roughly half the City residents. As shown in Table 3-5, the population in Costa Mesa is comprised of 56 percent non-Hispanic White persons. The Hispanic population is the second largest racial/ethnic group in the City (31.8 percent). Black, Asian, and other racial/ethnic groups constituted only a small proportion of the population. Comparing the racial/ethnic composition of the population with that of the householders indicates that 70 percent of households in Costa Mesa are headed by Whites and only 18 percent by Hispanics. This reflects the typically larger household size for Hispanic households than for White households.

**Table 3-5
Race and Ethnicity by Person and Householder
2000**

	Persons		Households	
	Costa Mesa	Orange County	Costa Mesa	Orange County
White	56.0%	51.1%	70.7%	64.7%
Hispanic	31.8%	30.8%	18.3%	19.5%
Black	1.1%	1.4%	1.3%	1.7%
Asian/PI	7.7%	13.8%	7.0%	11.8%
Other	2.9%	2.9%	2.7%	2.3%
Total	100.0%	100.0%	100.0%	100.0%

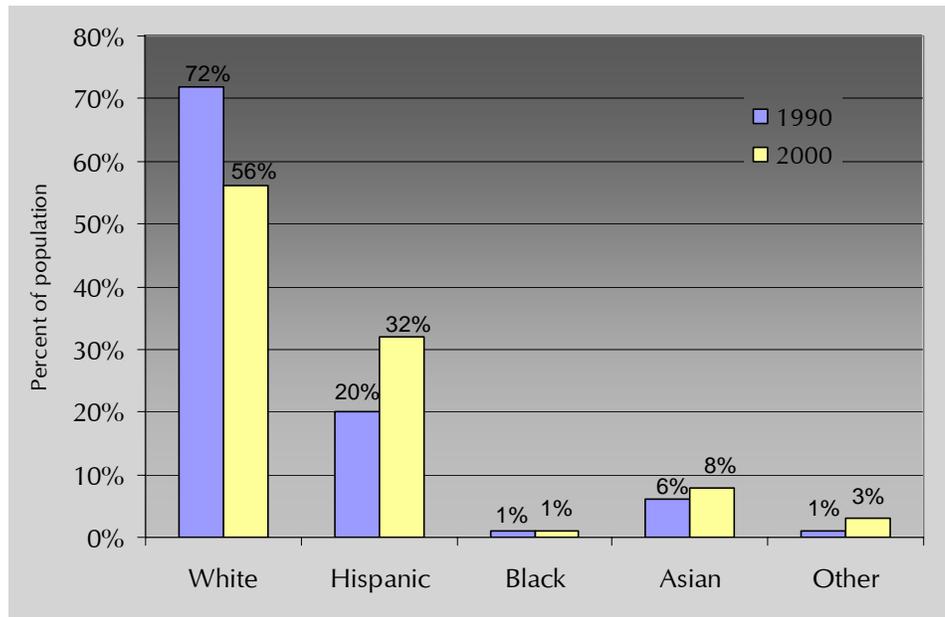
Source: 2000 Census

Figure 3-5 shows the change in racial/ethnic composition between 1990 and 2000. Like the rest of the state, the Hispanic population in Costa Mesa increase significantly during this period. Between 1990 and 2000, the proportion of Hispanic residents increased to 32 percent while the White population dropped from 72 to 56 percent. This trend mirrors national demographic changes. The Census Bureau estimated that between 2000 and 2002, the nationwide growth rate for the Hispanic population was 4 times greater than that

for the overall population and 14 times greater than the growth rate for non-Hispanic Whites.³

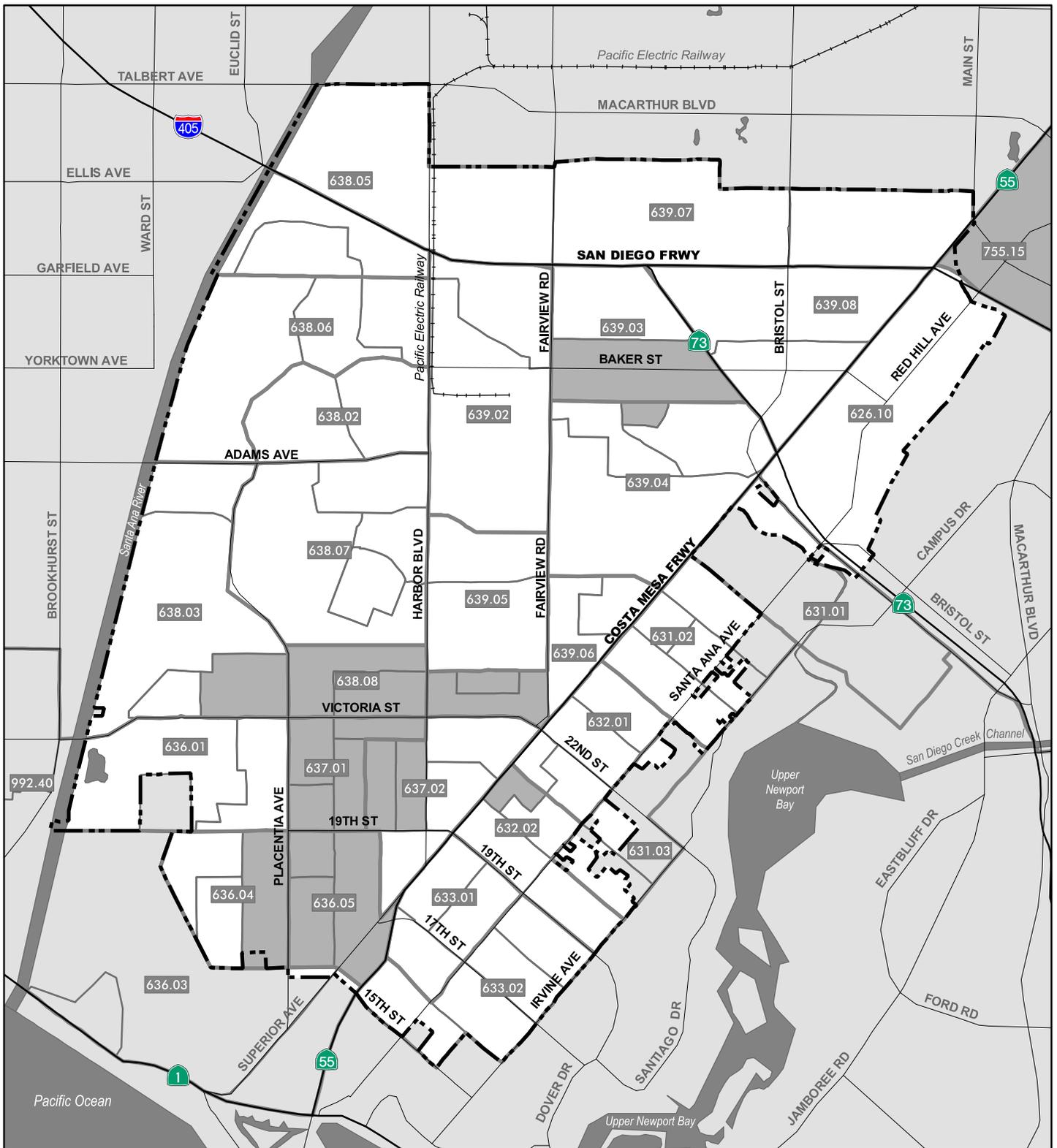
Areas with concentrated minority residents may have different needs. Figure 3-6 show the concentration of minority households. Concentration is defined as block groups with above the County average of minority households (49 percent). Minority populations are located in mostly in the southwest area of the City except for the concentration around Baker Street, east of Fairview Road and west of State Route 73, and a small pocket in the northwest corner of the City.

**Figure 3-5: Race and Ethnicity by Person
Costa Mesa 1990 and 2000**



Sources: 1990 and 2000 Censuses

³ *Census Notes Rise In Hispanic Population.* Genaro C. Armas, North County Times, September 18, 2003



Source: Census TIGER/Line Data and Census Summary File 1 (SF-1), 2000.

Legend

- City Boundary
- Census Tract 2000
- Census Block Group 2000
- Census Tract Number

Ethnic and Racial Concentrations (Block Group)

- 49%-98% Concentration
- Orange County Ethnic and Racial Average is 49%.
- Ethnic and Racial Composition includes Hispanic, African-American, Asian, Pacific Islander, American Indian, and Two or More Races.

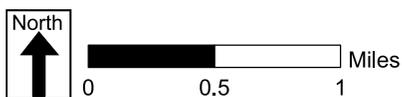


Figure 3-6
**Concentration of
 Minority Households**

Low and Moderate Income Concentrations

Household income is an important consideration when evaluating housing and community development needs because a low income typically constrains people's ability to procure adequate housing or services. According to the 2000 Census, households in Costa Mesa had a median income of \$50,732, 86 percent of the countywide median income of \$58,820.

Income Definitions

For purposes of housing and community development resource programming, HUD has established income definitions based on the Median Family Income (MFI) for a given Metropolitan Statistical Area (MSA). These income definitions are presented in Table 3-6.

**Table 3-6
Income Definitions**

Income Group	% of Area MFI
Extremely Low Income	0-30%
Low Income	31-50%
Moderate Income	51-80%
Middle	81-95%
Upper	>95%

Income Distribution

Based on the HUD definitions specified above, almost 24 percent of the City's total households in 2000 were within extremely low income (30 percent MFI) and low income (50 percent MFI) levels, and 17.8 percent were within moderate income (80 percent MFI) level.

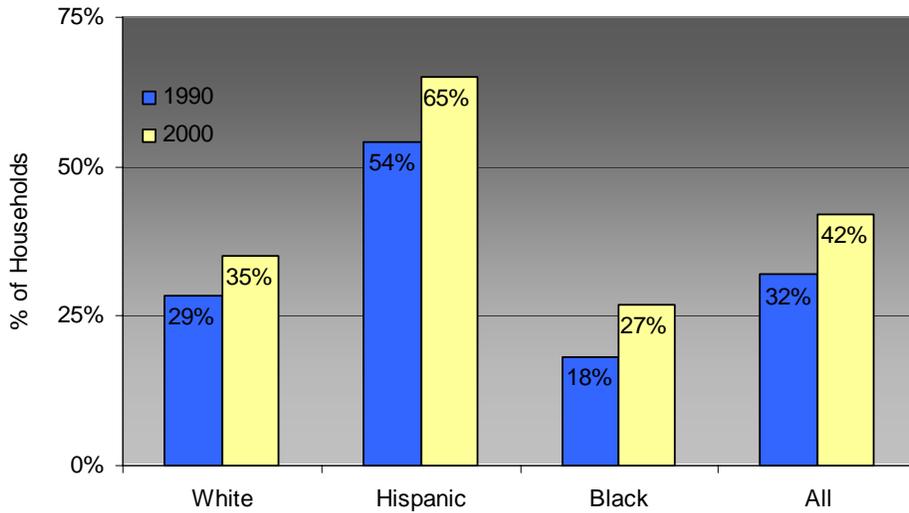
In Costa Mesa, households with low and moderate incomes (up to 80 percent of the County MFI) comprised 41.7 percent of the total households. The proportion of households with low and moderate incomes was highest among Hispanic (64.9 percent) and Asian/Pacific Islander (42.4 percent) households, compared to Black (26.9 percent) and White (35.9 percent) households (Table 3-7). Between 1990 and 2000, Hispanic, Black, and White households all experienced an increase in the proportion of low and moderate income households, but the largest increase was by Hispanic households, an increase of 11 percentage points (Figure 3-7).

**Table 3-7
Household Income by Race/Ethnicity: 2000**

Households	Total Households	% of Total Households	% of Extremely Low and Low Incomes (0-50% MFI)	% of Moderate Income (51-80% MFI)	% of Middle/Upper Incomes (>80% MFI)
White	27,605	70.6%	20.2%	15.7%	64.1%
Hispanic	7,145	18.3%	37.9%	27.0%	35.1%
Asian/Pacific Isl.	2,903	7.4%	28.3%	14.1%	57.6%
Black	454	1.2%	6.2%	20.7%	73.1%
Other	1,006	2.5%	-	-	-
All Households	39,113	100%	23.9%	17.8%	58.2%

Source: HUD CHAS Data Book, based on 2000 Census

**Figure 3-7: Percent of Lower Income Households
Costa Mesa 1990 - 2000**



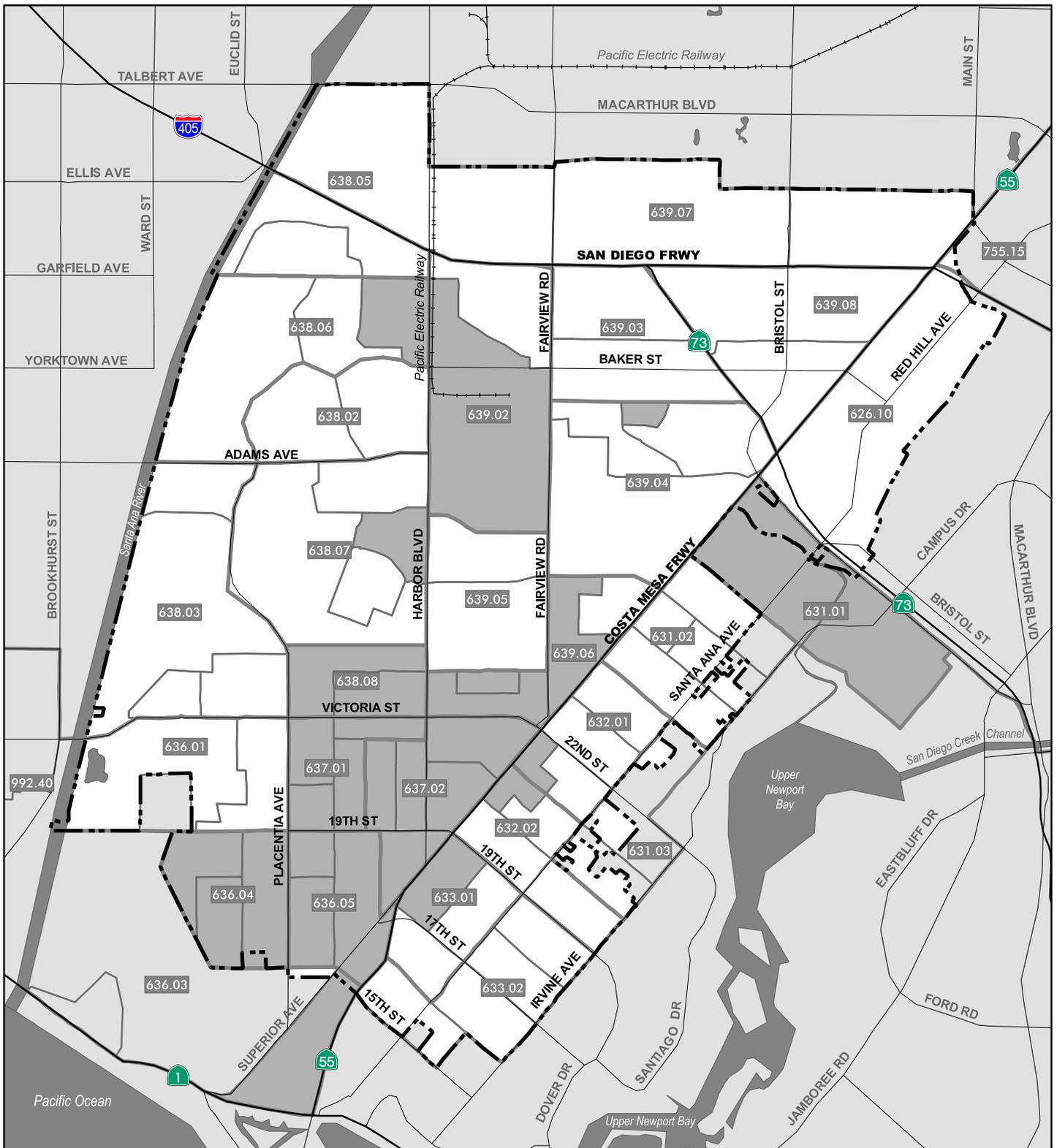
Source: HUD CHAS Data, 1990 and 2000

Low and Moderate Income Areas

Use of CDBG funds on public improvements can only occur in income-eligible areas. The CDBG program defines income eligibility as any census tract or block group with 51 percent or more of the population earning incomes less than 80 percent of the Area MFI. Figure 3-8 illustrates the income-eligible areas in Costa Mesa.

Poverty Status

The Census reported about 12.6 percent (13,393 persons) of the Costa Mesa residents were living below the poverty level in 2000. Specifically, 6.6 percent (553 persons) of the City’s elderly residents and 13.1 percent (1,549 families) of the families with children were living below the poverty level.



Source: HUD and Census TIGER/Line Data, 2000.

Legend

-  City Boundary
-  Census Tract 2000
-  Census Block Group 2000
-  Census Tract Number
-  Low Moderate Income Areas
(Low to Moderate Income concentration defined as Census Block Group with more than 51% Low and Moderate Income Households)



Figure 3-8
**Low and Moderate
 Income Areas**

3.1.3 Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. In Costa Mesa, these "special needs" groups include the elderly, disabled persons, female-headed households, large households, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. An overview of licensed community care facilities in Costa Mesa that serve some of the special needs groups is provided in Table 3-8, followed by a discussion of each of the special needs groups. As shown in Table 3-8, 70 licensed community care facilities are located in Costa Mesa, with a total capacity of 727 beds. All of the Adult Residential facilities provide care for developmentally disabled adults. The majority of the Small Family Home facilities provide care for developmentally disabled, while one provides care for children. Dependents are primarily served through Group Home facilities. Approximately half of the Elderly Residential Care facilities service the elderly with dementia, while remaining facilities provide hospice and standard elderly care.

**Table 3-8
Licensed Community Care Facilities**

Type of Facility	Total Number of Facilities	Total Capacity (number of beds or persons)	Special Capacity (in number of beds)	
			Elderly Dementia	Developmental
Small Family Home	4	22	--	16
Group Home	12	84	--	--
Adult Residential	8	75	--	75
Elderly Residential Care	43	499	183	--
Adoption Agency	1	0	--	--
Foster Family Agency	2	47	--	--
Total	70	727	183	91

Source: State of California Department of Social Services Community Care Licensing Division, 2003

Notes:

1. The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for developmentally disabled children and 4 of the 10 beds are designed to accommodate non-ambulatory children.
2. Group homes provide specialized treatment for persons under age 18. Group home residents are referred by the Department of Children and Family Services as well as the Probation Department.
3. Small family homes provide care to children in licensees' own homes. Small family residents are usually children on probation, developmentally disabled children, children with other special needs, and some foster children.
4. Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
5. Elderly residential facilities provide care for persons age 60 and above.

Elderly and Frail Elderly

The population over 65 years of age is considered elderly and has four main concerns:

- **Income:** People over 65 are usually retired and living on a fixed incomes;
- **Health Care:** Because the elderly have a higher rate of illness, health care is important;
- **Transportation:** Many seniors use public transit
- **Housing:** Many live alone and rent

According to the Census, approximately 9,182 elderly persons (65 years of age and older) resided in Costa Mesa in 2000 and represented 8.4 percent of the total population. Approximately 3,371 persons were considered frail elderly with a disability. A disproportionate number of senior households had low and moderate incomes (57.5 percent) compared to all residents (41.8 percent). Approximately 41 percent of the elderly households experienced one or more housing problems such as overpayment and inadequate housing. While this is comparable to the citywide average (45 percent), elderly residents are often less able to make improvements to their housing due to limited income and a higher rate of disabilities.

**Table 3-9
Elderly Profile**

Special Need Group	Percent of Population ¹	With a Disability ¹	Low/Moderate Income ²	Housing Problems ²
Elderly	8.4%	37.9%	57.5%	40.5%
All residents	100.0%	14.7%	41.8%	45.6%

Sources: 1) 2000 Census ; 2) HUD CHAS, 2003

The City’s elderly population increased slightly in proportion from 8.2 percent in 1990. Among the elderly households in 1990, 58.4 percent were considered low and moderate income households (comparable to the proportion in 2000). However, 37.4 percent of the elderly households in 1990 had a housing problem, compared to 40.5 percent in 2000.

Costa Mesa has three affordable Senior Apartments that are restricted by HUD Section 8 and/or Section 202 programs. The following affordable Senior Apartments are located in Costa Mesa but all have long waiting lists:

- Bethel Towers, 666 West 19th Street, 270 units
- Casa Bella, 1844 Park Avenue, 74 units
- St. John’s Manor, 2031 Orange Avenue, 36 units

In addition to affordable housing located near transportation, the housing needs of the elderly also include supportive housing, such as immediate care facilities, group homes, and other housing that includes a planned service component. Needed services include personal care, housekeeping, meals, personal emergency response, and transportation. As identified in Table 3-8, 43 state-licensed Elderly residential facilities with a capacity of 499 beds or persons and 8 adult day care facilities with a capacity of 75 serve the elderly in Costa Mesa.

Disabled Persons

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units and prevent persons from earning adequate income. These factors make persons with disabilities more vulnerable and a group with special housing needs. Special housing needs for persons with a disability fall into two categories: physical design to address mobility impairments and social, educational, and medical support to address developmental and mental impairments. An estimated 15,934 Costa Mesa residents over 5 years of age had one or more disabilities, comprising about 14.7 percent of the City population over 5 years of age.⁴ This compares to 15.2 percent for Orange County. (In 1990, 9.8 percent of the City residents were reported as disabled. However, a direct comparison with 2000 is not relevant since the Census reported

⁴ The Census estimates of disabilities include temporary disabilities that lasted for more than six months.

disabilities for the population aged 16 and older in 1990 but for aged 5 and up in 2000. The number of disabilities recorded was also expanded in 2000).

The following discussion provides more detail on the housing needs of persons by the type of their disability.

Severely Mentally Ill

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). To qualify as chronic, the illness must have existed for at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability. This translates to approximately 835 persons in Costa Mesa in 2000 (and 775 persons in 1990).

The major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security Insurance payments. With limited income, few persons in this population can afford rental housing on the open market. Due to the lack of access to affordable housing, mentally ill persons are at greater risk of becoming homeless, or living in unstable and/or substandard housing situations.

Developmentally Disabled

The term, "developmental disability" describes a number of conditions that permanently restrict an individual's development. California identifies developmental disability as a diagnosis originating before age 18 of one or more of the following conditions: mental retardation, epilepsy, cerebral palsy, and autism. The definition of developmental disability also relates to a person's score on standardized intelligence tests. Persons with an IQ below 70 are typically defined as developmentally disabled. The general incidence of mental retardation in the United States has been estimated at approximately three percent of the population, translating to approximately 3,260 persons in Costa Mesa in 2000 (and 2,890 persons in 1990).

The Regional Center of Orange County (RCOC) serves as a resource where families of the developmentally disabled can obtain services and/or be referred to appropriate community resources in the fields of health, welfare, and education.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutionalized environment where medical attention and physical therapy are provided. A total of 11 community care facilities in Costa Mesa are licensed by the State Department of Social Services to serve the supportive housing and service needs of developmentally disabled persons. These facilities provide 91 beds for developmentally disabled residents; another 555 clients are served at adult day care facilities.

Physically Disabled

To be considered physically disabled, a person must have an illness or impairment that impedes his or her ability to function independently. The special needs required for housing physically disabled individuals include not only affordability, but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for persons with disabilities is also important because many need access to a variety of social and specialized services.

The Americans with Disabilities Act (ADA) of 1990 and amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are rarely accessible to persons with disabilities. Furthermore, not all new construction may have the range of modifications needed by specific individuals. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, widened doorways, etc. In addition to changes to the units, the site itself may need modification to widen walkways and gates, and to install ramps.

This segment of the population is increasing due to lower death rates and higher longevity rates resulting from advances in medicine. According to the 2000 Census, 5,206 persons or 4.8 percent of the population in Costa Mesa had a physical disability. The proportion of physically disabled residents was slightly lower than the County proportion of 5.1 percent. In 1990, the City had 3,618 persons with mobility limitations, representing 3.8 percent of the population then. According to the Census, of the 12,159 working age (16-64 years) residents with disabilities, 60 percent were employed.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility. Accessible housing can also be provided via senior housing development.

Female-Headed Households

Single-parent households are likely to have special needs for housing near day care and recreation facilities and to have access to public transportation. In 2000, households headed by women comprised approximately 24 percent (9,544 households) of all households in Costa Mesa. Of these households, 2,033 female-headed households (21percent) included children. In 1990, 11,359 female-headed households comprised approximately 30 percent of the total households then. Among these households, 2,174 (19 percent) had children. Therefore, the overall number and proportion of female-headed households in the City declined.

Households headed by females are especially likely to need assistance because women continue to earn less on average than men do in comparable jobs. Female-headed households also comprise a disproportionate number of families that are living in poverty. The 2000 Census reported that approximately three percent of female-headed family households with children lived below the poverty level. Countywide, two percent of the female-headed family households with children lived below the poverty level. Affordable housing needs of female-headed households can be addressed through rent subsidies, affordable housing development, and shared equity/down payment assistance.

Large Households

Large households, those with five or more persons, have special housing needs due to their income and the lack of adequately sized, affordable housing. As a result, large households often live in overcrowded conditions. The 2000 Census reported 5,297 households with five or more members in Costa Mesa, representing 13.5 percent of the total households. The comparable figure for the County in 2000 was 17.1 percent. Also, more than 57 percent of the large households are low and moderate incomes (Table 3-10).

Large renter-households were slightly more prevalent (15.3 percent) than large owner-occupied households (10.9 percent). The special Census tabulations for HUD (Table 3-10) further indicates that among the large households in the City, approximately 80.3 percent experienced some form of housing problems, which include overcrowding, cost burden, or substandard housing conditions.

**Table 3-10
Large Household Profile**

Special Need Group	Percent of Households¹	Low/Moderate Income²	Housing Problems²
Large Households	5.9%	57.4%	80.3%
All Households	100.00%	41.8%	45.6%

Sources: 1) 2000 Census; 2) HUD CHAS, 2003

In 1990, the City had 3,716 large households, representing 9.9 percent of all households in the City. Specifically, 9.4 percent of the owner-occupied households and 10.3 percent of the renter-households were considered large households.

People with HIV Infection and AIDS

For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing is the primary barrier to consistent medical care and treatment. Persons with HIV/AIDS also require a broad range of services, including counseling, medical care, in-home care, transportation, food, and stable housing. Today, persons with HIV/AIDS live longer and require longer provision of services and housing.

According to the County of Orange Health Care Agency, 6,429 Orange County residents with AIDS were reported to the CDC during the period of 1981 to 2003. The survival rate was 48 percent (3,099 cases). Hispanics, Blacks, and women account for increasing proportions of Orange County cases. In 2003, Hispanics accounted for 46 percent of all cases, up from 23 percent of cases reported before 1999. Blacks showed an increase from five percent prior to 1999 to eight percent in 2003.

According to the County, 180 persons living with AIDS were Costa Mesa residents at the time of diagnosis, ranking the City fourth in terms of number of residents with AIDS, behind Santa Ana, Anaheim, and Laguna Beach. On a per 100,000 population basis, the City of Costa Mesa ranked third at 161 persons per 100,000 population, compared to 1,096 persons for Laguna Beach and 171 persons for Santa Ana.

HOPWA: The Housing Opportunities for Persons with AIDS (HOPWA) Program is a federally funded housing program to address the specific needs of persons living with HIV/AIDS and their families. Since 1993, the City of Santa Ana has administered the HOPWA formula grant for communities in Orange County. Santa Ana contracts with the County to provide supportive services for persons with HIV/AIDS. The Orange County HIV Planning Council, established in 1987, provides advice and makes recommendations to the County Health Officer regarding HIV policy issues, and serves as the Ryan White Title I Planning Council, the Ryan White Title II CARE Consortium, and the advisory body to Santa Ana for the expenditure of HOPWA funds.

HIV/AIDS Housing Plan: Housing resources for persons with HIV/AIDS is an important component of consistent medical care and treatment. In Orange County, the problem of

homelessness among those living with HIV/AIDS is exacerbated by the limited supply of affordable housing. The Orange County HIV/AIDS Housing Plan provides a framework for assessing and planning for the housing and housing-related support service needs of persons with HIV/AIDS and their families.

The HIV/AIDS Housing Plan surveyed persons with HIV/AIDS. Despite the fact that most of the respondents were housed, 81 percent of all respondents indicated they had a housing cost burden and half indicated they had a severe housing cost burden, a sign of a precarious housing situation. The Housing Plan indicated that an acute need exists for affordable permanent housing units and subsidized housing programs that are accessible to persons with HIV/AIDS. Table 3-11 provides an inventory of housing resources available to persons living with HIV/AIDS.

**Table 3-11
HIV/AIDS Resources**

Type/Program	Units/Capacity
Emergency housing (financial assistance)	282
Transitional housing (units and vouchers)	92-94
Permanent housing (units and vouchers)	128-148
Total	502-524

Source: City of Santa Ana, 2001

Alcohol/Other Drug Abuse

Alcohol/other drug abuse (AODA) are defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 to 16 percent of the adult male population, and the number of women with similar problems at 6 percent. These estimates translate to approximately 8,400 Costa Mesa residents.

Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle. The following organizations and programs provide services for persons in Costa Mesa dealing with drug and/or alcohol problems:

- Orange County Friday Night Live Partnership
- Peer Assistance Leadership
- Youth Creating Change
- Southeast Council on Alcoholism and Drug Programs, Inc.
- Newport Harbor Recovery Systems, Inc.

3.1.4 Estimates of Current Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census is displayed in Table 3-12. Based on CHAS, housing problems include: 1) units with physical defects (lacking complete kitchen or bathroom); 2) overcrowded conditions (housing units with more than one person per room); 3) housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) severe housing cost burden, including utilities, exceeding 50 percent of gross income. The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (52.6 percent) compared to owner-households (35.2 percent).
- Large-family households had the highest level of housing problems regardless of income level. Almost all (99 percent) of both extremely low income and the low income large-family renters experienced housing problems.
- Among the other household types, a high percentage of elderly households also suffered housing problems. Approximately 80 percent of the extremely low income and 77 percent of low income elderly renters suffered from a housing problem. Cost burden was a major component of housing problems for the elderly.

**Table 3-12
Housing Assistance Needs of Low and Moderate Income Households**

Household by Type, Income, & Housing Problem	Renters				Owners		Total Hhds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
<i>Extremely Low Income (0-30% MFI)</i>	678	940	584	3,582	594	1,067	4,649
% with any housing problem	80.1	91.5	99.3	81.7	74.7	74.2	80
% with cost burden > 30%	80.1	86.7	92.5	79.4	74.7	73.9	78.1
% with cost burden > 50%	59.6	76.1	79.6	70	55.6	61.4	68.1
<i>Low Income(31-50% MFI)</i>	371	1,269	869	3,533	608	1,188	4,721
% with any housing problem	77.1	94.2	99.5	94.1	44.1	62.7	86.2
% with cost burden > 30%	73.3	88.7	67.9	83.4	44.1	61.2	77.8
% with cost burden > 50% only	50.9	29.6	7.5	34.6	15.3	38.1	35.5
<i>Moderate Income (51-80% MFI)</i>	369	1,424	1,075	4,816	935	2,167	6,983
% with any housing problem	64.8	70.2	94.9	75.4	38	57.8	69.9
% with cost burden > 30%	64.8	46.6	14	49.4	38	55.7	51.3
% with cost burden > 50%	26.8	6.6	0.9	7.7	19.3	24.6	13
Total Households	1,916	7,888	3,612	23,353	4,271	15,780	39,133
% with any housing problem	60.1	48.9	92.2	52.6	31.7	35.2	45.6

Abbreviation: Hhds = Households.

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2004.

Disproportionate Housing Need

Disproportionate need refers to any need that is more than 10 percentage points above the need demonstrated for the total households. For example, 92 percent of large renter families (a subset of renter-households) experienced housing problems compared to 53 percent of all renter-households or 46 percent of all households. Thus, large families that are renting have a disproportionate need for housing assistance.

Extremely Low Income Households (0-30 Percent MFI)

Compared to the percentage of the City population with a housing problem (46 percent), extremely low income households experienced a disproportionate housing need. In this income group, 80 percent of all households had housing problems. Specifically, a higher percentage of renter-households (82 percent) had housing problems compared to owners (74 percent). Extremely low income large renter families had a higher incidence of problems (99 percent) than all households (80 percent).

Low Income Households (31-50 Percent MFI)

Approximately 86 percent of all low income households experienced one or more housing problems compared to 46 percent of all households in the City. Thus, low income households also have a disproportionate need compared to the general population. Again, renters experienced a greater need compared to owners, as 94 percent of renters experienced some type of housing problem, compared to 63 percent of owner-households in this income group.

Specifically, low income large family renter households had the greatest level of need of all very low-income households, with almost 99 percent facing some type of housing problem. Small families are the next group in need, with 94 percent facing housing problems. Approximately 77 percent of all low income elderly renter households had housing problems.

Moderate Income Households (51-80 Percent MFI)

Approximately 70 percent of all moderate income households experienced housing problems. Similar to low and extremely low income households, a lower proportion of moderate income owner-households (58 percent) had housing problems compared to renter-households (75 percent). Large-family renter households experienced the highest percent of housing problems compared to other moderate income households. A large portion of the housing programs were associated with overcrowding and housing condition, rather than with cost burden.

Overall, while the City of Costa Mesa has a large number of low and moderate income households requiring housing assistance, the City has also a large inventory of affordable housing, particularly in the rental housing market. Furthermore, the City has expended substantial resources to provide affordable housing opportunities for its low and moderate income residents through a variety of homeownership assistance and rehabilitation programs.

Community Outreach

Resident Survey

As part of the 2005-2010 Consolidated Plan, the City conducted a simple survey to gauge the community's perception on the nature and extent of housing and community development needs. Residents were asked to rate the relative importance of various housing needs and programs, with "4" indicating the highest priority and "1" indicating the lowest priority. A total of 161 residents responded to the survey. The relative ranking of housing needs by the residents is presented in Table 3-13. The closer the score to "4", the higher priority in terms of need.

Table 3-13
Survey Results - Housing Issues

Housing	Score
Rental Housing Rehabilitation	2.92
Energy Efficient Improvements	2.90
Senior Housing	2.86
Homeownership Assistance	2.82
Affordable Rental Housing	2.81
Ownership Housing Rehabilitation	2.69
Fair Housing Services	2.64
Housing for Disabled	2.54
Lead-Based Paint Test/Abatement	2.45
ADA Improvements	2.37
Housing for Large Families	2.22

Source: Consolidated Plan Survey, 2005

3R Committee Recommendations

On October 7, 2004, the 3R Committee conducted a public meeting to discuss housing and community development needs. The 3R Committee recommends an emphasis on homeownership and senior housing. The following affordable housing objectives are in order of priority as identified by the 3R Committee:

- Homeownership - Objectives to reflect all types of homeownership opportunities such as new construction, condo conversion, and loans
- Preserve existing housing stock - Housing rehabilitation assistance for low and moderate income homeowners
- Create affordable housing opportunities - Work with developers to identify vacant and opportunity sites for new affordable homeownership developments and substantial rehabilitation of rental housing for seniors

3.2 Homeless Needs

The following section summarizes the housing and supportive service needs of the homeless in Costa Mesa, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve the City's homeless population and those who are at risk of becoming homeless.

3.2.1 Nature and Extent of Homelessness

Homelessness – A Regional Issue

Orange County suffers from a severe lack of affordable housing for both renters and buyers. The inability of homeless people to afford housing is compounded by the limited employment and entitlement options available to homeless people. With limited working skills, homeless people earn only modest wages. Moreover, cutbacks in federal assistance programs also play a critical part in the plight of the homeless. This has been particularly true with public assistance programs, where benefit levels have not kept pace with the cost of living. According to the Center on Budget and Policy Priorities, potential reductions in Section 8 rental assistance are expected to eliminate assistance to 1,166 families in the County, potentially increasing the number of homelessness in the region.

HUD recognizes that homelessness is a regional issue that requires a regional solution, rather than individual jurisdictions acting alone. As such, a Supportive Housing Program (SHP) was created to provide funding for a network of service providers that would offer a continuum of care (CoC) for the homeless.

HUD encourages regional planning through the funding application process for SHP (SuperNOFA), which requires the County of Orange, acting as the lead agency, coordinate with a network of service providers to identify the homeless population and subpopulations on a regional basis and develop a regional continuum of care gap analysis. No gap analysis is conducted for individual jurisdictions since the County seeks solution from a regional perspective.

Homeless Subpopulations

According to the Orange County's 2004 CoC Application submitted to HUD, Orange County is home to approximately 35,000 homeless and at-risk homeless, of whom 7 percent are families with children. Chronically homeless persons make up 22 percent of the homeless population, 20 percent are victims of domestic violence, 18 percent are chronic substance abusers, 6 percent are mentally ill, another 6 percent are living with HIV/AIDS, and two percent are either veterans or emancipated youths. From 2003 to 2004, Orange County's chronic homeless population increased in tandem with the 25 percent increase in the general homeless population.

Homelessness in Costa Mesa

Specific information on the homeless in individual jurisdictions within Orange County is not available. Service providers can only comment on the number of homeless persons they serve but are not able to estimate the number of those who do not seek assistance from their agencies, nor are the agencies able to address the duplicative count issue (one person seeking assistance in several agencies are often counted more than one time). Interviews

with several local homeless service providers yielded only information on the number of Costa Mesa homeless served by these agencies, not the total number of homeless requiring assistance (see Table 3-14). On January 27, 2005, the County of Orange conducted a count of homeless persons in the County, including in the City of Costa Mesa. Results of that count will not be available in time for incorporation into this Consolidated Plan.

As a general practice, jurisdictions often use proportional figures for estimating the homeless population – since the City of Costa Mesa comprised about 3.8 percent of the County population, the City may have an equal share of the homeless. Using this general assumption, the homeless and at-risk homeless in Costa Mesa can be placed at about 1,340 persons. Specifically, based on accomplishment data submitted by service providers funded by the City, about 309 persons were provided with emergency shelter assistance and 72 persons were assisted with transitional housing services on an annual basis. These figures are consistent with data obtained from the telephone survey conducted as part of this Consolidated Plan (Table 3-14). The majority of the households in need are the at-risk homeless.

3.2.2 Needs of Persons Threatened with Homelessness

Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 50 percent of their income for housing.

According to the 2000 CHAS data, 70 percent of the City extremely low income renter-households and 61 percent of the extremely low income owner-households paid more than half of their income on housing. These households are at-risk of becoming homeless if housing costs increase or if their employment situation changes.

3.2.3 Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Regional Continuum of Care System

The CoC system assesses needs on a regional basis and has the following components: prevention services, outreach services, and shelter and housing services.

Prevention Services

Preventive services are aimed at preventing the incidences of homelessness by assisting individuals and families from slipping into the cycle of homelessness due to a temporary or sudden loss of income.

Countywide, an estimated 130,250 service slots are available to prevent homelessness for individuals, with 97,900 service slots allocated for families with children. Preventive services include:

- Short-term financial assistance to prevent eviction, foreclosure or utility shut-off
- Tenant-landlord legal/mediation services to prevent eviction
- Food Banks and Pantries
- Transportation/Gas Voucher
- Information and Referral Services

According to recently collected data, an estimated 200,000 additional homeless prevention service slots are needed in Orange County. The Partnership for Responsible Public Policy, Community Forum, OC Partnership, and the Orange County Housing and Community Services Department Homeless Prevention Division will continue regional coordinating efforts to develop additional homeless prevention programs. Planned activities include identifying and securing new resources to expand homeless prevention services, as well as linking at-risk individuals and families with workforce development services provided by the County's four One-Stop Employment Centers. Additional plans for homeless prevention include linking families to the 13 Family Resource Centers located throughout Orange County. Family Resource Centers provide a multitude of family services including childcare, after school care, life skills classes, parenting classes, health care, and emergency services. Family Resource Center services also focus on providing skills and tools to maintain self-sufficiency.

Outreach Services

Outreach activities and programs are designed to contact or interact with the chronic homeless, hard to house homeless, homeless families with children and persons at risk of homelessness, and to provide information regarding and access to the region's system of care. Based on data collected in 2004, an estimated 5,777 "outreach" service slots for homeless and at-risk individuals and families are currently in place in Orange County's system of care.

Shelter and Housing Services

Emergency shelters often provide accommodation for a few days up to three months. Transitional housing provides shelter for an extended period of time (as long as 18 months) and generally includes integration with other social services and counseling programs that assist people in attaining a permanent income and housing. Permanent supportive housing is rental housing for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency

A network of nonprofit organizations operates 39 emergency shelter facilities, 52 transitional housing facilities, and 13 permanent supportive housing facilities throughout the County. Specifically, the County, individual jurisdictions and numerous agencies oversee a total of 1,395 beds in emergency shelters, 1,861 beds in transitional housing shelters, and 1,491 beds in permanent supportive housing settings. Currently, 601 beds are under development. Most of these beds are for transitional housing, and 39 beds in transitional or permanent housing are for persons with HIV/AIDS.

Several shelters serve homeless subpopulations that have specialized care needs (e.g., mental illness or substance abuse problems) or are tailored to client demographics or needs (e.g., gender, familial status, etc). In the emergency shelters, 260 beds are reserved for families with children, and 205 of those are for victims of domestic violence. Additional beds (340) are available in emergency winter shelters. In the transitional housing facilities, 183 beds are set aside for victims of domestic violence, and 33 beds are for persons with HIV/AIDS. In permanent supportive housing facilities, 34 of the 1,438 beds countywide are set aside for persons with HIV/AIDS.

Services and Facilities Serving Costa Mesa

Table 3-14 lists the emergency and transitional shelters that serve Costa Mesa, the estimated total number served in 2004 number, and the estimated number of Costa Mesa homeless currently being served.

**Table 3-14
Emergency and Transitional to Permanent Housing Assistance/Shelters**

Service Provider	Description	Number Served (annually)	Number Served in Costa Mesa
<i>Emergency Homeless Shelters</i>			
Casa Youth Shelter	Youth 12-17	236	4
CSP Youth Shelter	Youth 12-17	400	42
Dayle McIntosh Center	Disabled shelter	520	122
Orange Coast Interfaith Shelter	3 to 7 day shelter for homeless women	2,100	240
Orange County Rescue Mission	Emergency shelter for transient men	7,015	Not available
Women's Transitional Living Center	Emergency shelter for battered women	429	6
<i>Transitional to Permanent Housing Assistance</i>			
FISH – Harbor Area	Transitional housing	20 families	1 person
Friendship Shelter	Temporary shelter	300	Not available
Serving People in Need (SPIN)	Guaranteed apartment payment	127	35

Source: Consolidated Plan Phone Survey, 2005

3.2.4 Continuum of Care Gap

Based on the homeless profile developed by the County of Orange and the capacity of facilities/services offered, the unmet needs in the region can be determined. As shown in Table 3-15, the County's 2004 *Gaps Analysis* identifies an existing need for nearly 14,700 emergency shelter beds, 16,500 additional transitional beds, and 107,000 permanent supportive housing units. The gap analysis also revealed the need for more than 138,200 supportive service slots.

While individual jurisdictions are not expected to have the financial means or expertise to maintain a continuum of care system for their communities, they are expected to assist in addressing the gaps in the regional system.

**Table 3-15
Continuum of Care Housing Gaps Analysis**

	Current Inventory in 2004	Under Development in 2004	Unmet Need/Gap
Individuals			
Emergency Shelter	1,169	0	5,131
Transitional Housing	787	83	3,330
Permanent Supportive Housing	657	53	11,117
Total	2,613	136	19,578
Persons in Families with Children			
Emergency Shelter	214	12	9,574
Transitional Housing	1,074	453	13,172
Permanent Supportive Housing	781	0	95,791
Total	2,069	465	118,537

Source: Orange County CoC, 2004

3.3 Public and Assisted Housing Needs

The Orange County Housing Authority (OCHA) is a division of the County’s Housing and Community Services Department that administers rental assistance programs throughout Orange County, including in Costa Mesa.

3.3.1 Public Housing

No public housing project is located in Costa Mesa.

3.3.2 Tenant-Based Rental Housing Assistance

Section 8 is a rent subsidy program that helps very low-income families and seniors pay rents in private units. Section 8 tenants pay a minimum of 30 percent of their income for rent and the local housing authority pays the difference up to the payment standard (fair market rent) established by the Housing Authority. Any amount in excess of the payment standard is paid by the program participant.

As of December 2004, 466 households in Costa Mesa were receiving Section 8 assistance through OCHA and the waiting list, which is closed, accounted for 147 households (Table 3-16).

**Table 3-16
Costa Mesa Households Assisted by OCHA**

Total	Recipients		Waitlist	
	466	100%	147	100%
Income Levels				
Extremely Low Income (<=30%AMI)	346	74%	95	68%
Low Income(30-50%AMI)	95	20%	44	31%
Moderate Income (50-80%AMI)	25	5%	1	1%
	466		140	
Family Types				
Families with Children	147	29%	55	37%
Elderly Families	132	26%	0	0%
Families with Disabilities	221	44%	0	0%
	500		55	
Race/Ethnicity				
Hispanic	64	18%	107	79%
Non-Hispanic	283	82%	28	21%
	347		135	
American Indian/Alaska Native	6	2%	20	19%
Asian	54	16%	3	3%
Black	10	3%	4	4%
Native Hawaiian/Pacific Islander	5	1%	3	3%
White (includes Hispanic)	270	78%	73	71%
	345		103	

Source: Orange County Housing Authority , December 2004

The household characteristics of voucher recipients and applicants on the waiting list for the Section 8 Voucher are summarized in Table 3-16. As shown, 29 percent of families receiving Section 8 vouchers were families with children, 44 percent were households with members with disabilities, and 26 percent were elderly-headed households. The voucher program primarily served extremely low-income families (less than 30 percent MFI), comprising of 74 percent of recipients. The waiting list is primarily comprised of extremely low-income families like the recipients, with 68 percent of households.

3.3.3 Inventory of Federally Assisted Housing

Inventory of Federally Assisted Housing

As part of the Consolidated Plan, Costa Mesa must review its federally subsidized housing and assess the risk of these units converting to market-rate housing. Table 3-17 provides an inventory summary by various federally subsidized housing developments.

Table 3-17
Summary of Federally Assisted Multifamily Housing

Inventory	Number of Projects	Number of Units
Section 8 only	17	766
Section 236/221 Mortgages+ Sec. 8	10	1,072
Section 515 Mortgages & Rental Assistance	1	46
Section 515 Mortgages – No Rental Subsidy	5	184
Unknown	1	Unknown
Total Federally Assisted Units	34	2,068

Source: HUD Multi-family Assistance and Section 8 Contract Database, 2004; California Housing Partnership Corporation, October 2004

At-Risk Status

One project is considered at-risk of converting to market rate housing – Casa Bella – during the five-year time frame of this Consolidated Plan. Most recently, the Section 8 contract at St. John’s Manor expired (on December 2, 2004), although the property has remained as low income housing.

According to the California Housing Partnership Corporation (CHPC), Costa Mesa has 10 projects (1,072 units) funded under the Section 221 program, including the 74-units Casa Bella with Section 8 rent subsidies due to expire in 2005. The Section 221(d)(4) program offered market-rate financing for the construction of multi-family housing. This program placed no deed restriction of the housing but used project-based Section 8 rental assistance to maintain the units as affordable. Casa Bella has a Section 8 contract on 74 units; the contract is due to expire in September 2005.

3.4 Market Conditions

This section addresses characteristics of the housing supply in Costa Mesa, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

3.4.1 Housing Growth

The 2000 Census reported 40,399 housing units in Costa Mesa, representing an increase of two percent since 1990 (Table 3-18). This level of growth was similar to that experienced by Fountain Valley, while Irvine accounted for the largest growth for surrounding cities. Santa Ana lost housing units, with a one percent decrease. With the exception of Santa Ana the area’s housing growth was well below the countywide increase of 10 percent from 1990 to 2000.

**Table 3-18
Housing Growth**

Jurisdiction	Housing Units		Percent Change
	1990	2000	1990-2000
Costa Mesa	39,611	40,399	2%
Fountain Valley	18,019	18,477	2%
Huntington Beach	72,763	75,793	4%
Irvine	42,221	53,712	21%
Newport Beach	34,861	37,336	7%
Santa Ana	74,973	74,475	-1%
Orange County	875,072	969,484	10%

Sources: 1990 and 2000 Census

Housing Type

Housing types in Costa Mesa are evenly distributed between multiple-family and single-family housing. According to California Department of Finance estimates, multiple-family housing accounted for 49 percent of the housing stock in the City and single-family housing accounted for 48 percent in 2003 (Table 3-19). Costa Mesa has the most even housing type in the County; surrounding jurisdictions have predominately single-family housing as the choice for development, and 63 percent of the people in the County live in single-family. Mobile homes in Costa Mesa mirror the three-percent evident throughout the County.

In 1990, the Costa Mesa housing stock was comprised of 47 percent single-family homes, 49 percent multi-family units, and 4 percent mobile homes. No significant changed occurred between 1990 and 2000.

**Table 3-19
Housing Type - 2003**

Jurisdiction	Total Households	Housing Type		
		Single-Family	Multiple Family	Mobile home
Costa Mesa	40,947	48%	49%	3%
Fountain Valley	18,482	79%	19%	2%
Huntington Beach	77,221	62%	34%	4%
Irvine	63,014	61%	37%	2%
Newport Beach	41,851	62%	36%	2%
Santa Ana	75,006	53%	41%	5%
Orange County	1,003,929	63%	33%	3%

Source: CA Dept. of Finance, 2003 Estimates

Housing Tenure and Vacancy

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment (cost burden), while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

Costa Mesa is a predominantly renter-occupied community, with 60 percent of households being renter-occupied. This owner-renter distribution was exactly the same as in 1990.

**Table 3-20
Housing Tenure**

Jurisdiction	2000		
	Owner %	Renter %	%Vacant
Costa Mesa	40%	60%	2.97
Orange County	61%	39%	3.57

Source: 2000 Census.

A good vacancy rate varies depending on the proportion of rental housing in a jurisdiction. As a rule, five to eight percent vacancy is average. At that rate, vacant units are available to facilitate mobility, and property owners should be able to increase rents moderately without placing undue burden on tenants. When vacancy rates drop below five percent, the increased demand and reduced supply allow rental rates to rise. In 2003, the California Department of Finance reported a vacancy rate of 2.97 percent in Costa Mesa. Countywide, the housing vacancy rate was 3.57 percent.

3.4.2 Housing Costs and Affordability

Ownership Housing Cost

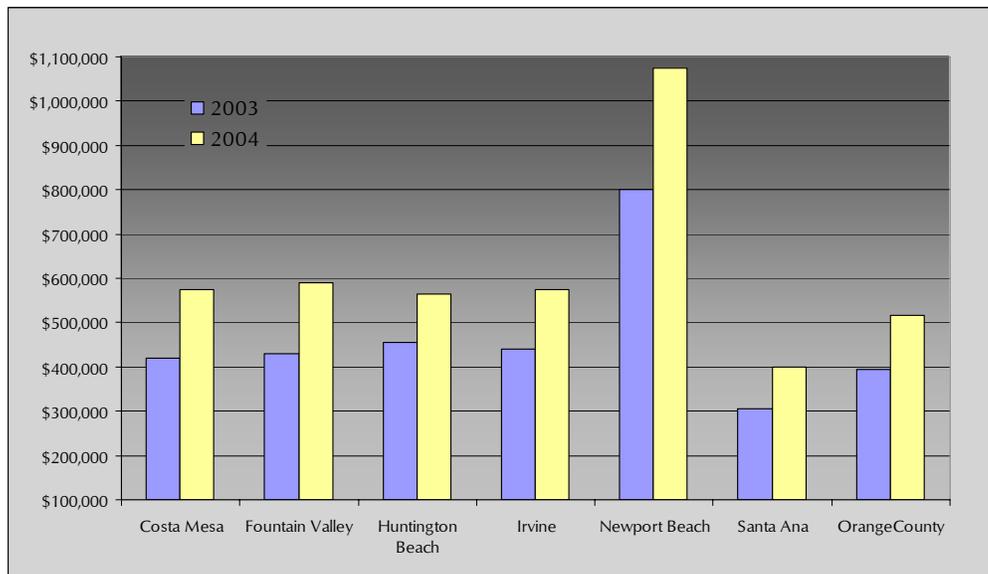
According to the California Association of Realtors (CAR), the median price for a home in Costa Mesa rose 37 percent between 2003 and 2004 (Table 3-21). In 2003, the median home price was \$420,000 and increased to \$575,000 in 2004. Home prices in surrounding jurisdictions increased at lower rates than in Costa Mesa, except Fountain Valley, with an equal change from 2003 to 2004. Huntington Beach had the lowest increase in home prices between 2003 and 2004, with a 24 percent increase (Figure 3-9). Between 2002 and 2003, Costa Mesa’s median home price change was relatively equal to the County’s, with increases of 16.7 percent and 16.5 percent, respectively. From 2003 and 2004, Costa Mesa median home price change was 6.4 percentage points higher than the countywide increase.

**Table 3-21
Median Home Prices**

	Second Quarter 2004	Second Quarter 2003	Second Quarter 2002	% Change 2003-2004	% Change 2002-2003
Costa Mesa	\$575,000	\$420,000	\$360,000	36.9%	16.7%
Fountain Valley	\$590,000	\$430,000	\$386,000	37.2%	11.4%
Huntington Beach	\$565,000	\$455,000	\$385,000	24.2%	18.2%
Irvine	\$575,000	\$440,000	\$365,000	30.7%	20.5%
Newport Beach	\$1,075,000	\$800,000	\$651,250	34.4%	22.8%
Santa Ana	\$399,000	\$306,000	\$250,000	30.4%	22.4%
Orange County	\$515,000	\$395,000	\$339,000	30.5%	16.5%

Source: California Association of Realtors, September 2004 and December 2003

**Figure 3-9
Median Home Prices 2003 - 2004**



Source: California Association of Realtors.

Rental Housing Cost

As stated above, Costa Mesa is a predominantly renter-occupied community, with 60 percent of the households in 2000 being renters. Given the strong rental market in the City, it is important to evaluate the affordability of the rental housing stock.

The number of people priced out of the homeownership market is steadily increasing. Consequently, there has been a noticeable shift in tenure trends, with increasing numbers of people remaining in the rental market, exacerbating the competition for scarce affordable housing units. According to the 2000 Census, the median gross rent in the Costa Mesa was \$956. Almost 64 percent of all residents in renter-occupied units paid between \$750 and \$1,250 in rent, and 12 percent of residents had rents above \$1,250. Median contract rent was \$956 versus the median asking rent of \$1,052.

An internet search during March 2005 indicated that rents have increased significantly over the past few years. Specifically, current asking rents by unit size are:

- Room for Rent: \$300 - \$700
- Studio: \$695 - \$1,259
- One-bedroom: \$875 - \$1,725
- Two-bedroom: \$1,025 - \$2,079
- Three-bedroom: \$1,700 - \$2,395

Housing Affordability

Housing affordability is dependent upon income and housing costs. In Orange County, housing costs are increasing rapidly but per capita income has been increasing at declining rates. In fact, according to the 2005 Orange County Community Indicators, per capita income in the County is projected to decline from \$27,772 in 2004 to \$27,424 in 2009.⁵ Many jobs in Orange County offer only low to moderate incomes. These jobs are not able to procure adequate housing (as discussed below). The following are some sample median incomes for various occupations/industries in Orange County in 2003:⁶

- Energy and Environment - \$47,148
- Construction - \$47,038
- Business and Professional Services - \$45,071
- Health Services - \$42,511
- Tourism - \$17,511

Using updated income guidelines, current housing affordability in terms of home ownership can be estimated for the various income groups. Orange County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. Overcrowding may lead to parking and traffic issues and overburdening of public and community services, while housing cost burden may cause overextended homeowners to defer housing maintenance.

According to the CAR, the median sales price of a single-family home in Costa Mesa increased 37 percent in 2003 to \$575,000. As home ownership becomes less attainable for

⁵ 2005 Orange County Community Indicators, County of Orange, page 12.

⁶ 2005 Orange County Community Indicators, County of Orange, page 18.

the majority of residents, competition for available and affordable units causes rents to increase.

Housing affordability for households in different income groups can be estimated by comparing federal income guidelines with standard housing costs. Assuming that the potential homebuyer within each income group has sufficient credit, a downpayment of 10 percent, and maintains affordable housing expenses (i.e., spends no greater than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices are as presented in Table 3-22. Given the median home prices presented in Table 3-21, home ownership is beyond the reach of many extremely low-, low-, and moderate-income households. Similarly, extremely low- and low-income households cannot afford fair market rents in the Costa Mesa.

According to the 2005 Orange County Community Indicators, in July 2004, only 11 percent of households in Orange County could afford the median-priced home. This compares to 21 percent of Orange County households who could afford the median priced home in 2003 and 39 percent in 1995. According to the Housing Affordability Index, Orange County is less affordable than surrounding counties except San Diego County.⁷

**Table 3-22
Housing Affordability Matrix Orange County - 2004**

Income Group	Income Levels		Maximum Affordable Price	
	Annual Income	Affordable Payment	Home	Rental
Extremely Low (0-30% AMI)				
One Person	\$15,900	\$398	\$25,929	\$348
Small Family	\$20,400	\$510	\$36,916	\$410
Large Family	\$24,500	\$613	\$46,145	\$463
Low (30-50% AMI)				
One Person	\$26,450	\$661	\$72,294	\$611
Small Family	\$34,000	\$850	\$96,684	\$750
Large Family	\$40,800	\$1,020	\$117,779	\$870
Moderate (50-80% AMI)				
One Person	\$40,250	\$1,006	\$132,941	\$956
Small Family	\$51,750	\$1,294	\$174,691	\$1,194
Large Family	\$62,100	\$1,553	\$211,387	\$1,403

Assumptions:

1. Small Family = 3 persons; Large Families = 5 or more persons
2. Utility costs for renters assumed at \$50/\$100/\$150 per month
3. Monthly affordable rent based on payments of no more than 30% of household income
4. Property taxes and insurance based on averages for the region
5. Calculation of affordable home sales prices based on a downpayment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment of no more than 30% of gross household income, inclusive of utilities, taxes, and insurance.

⁷ 2005 Orange County Community Indicators, County of Orange, page 20.

3.4.3 Housing Condition

Age of Housing Stock

The age of housing is commonly used by state and federal housing programs as a factor to estimate rehabilitation needs in communities. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. Approximately 51 percent of the City’s housing stock is over 30 years old, indicating the potential need for rehabilitation and continued maintenance for a significant portion of the City’s housing (Table 3-23). Furthermore, housing units built prior to 1978 may contain lead-based paint (LBP). Therefore, approximately 77 percent of the housing units in the City may contain LBP.

In an effort to improve overall housing conditions in Costa Mesa, the City operates a Code Enforcement program. The Development Services Department, Building Safety Division and Fire Department perform code enforcement functions for the City. Identification of potential code violations occurs primarily through informal field observations, as well as complaints received from residents.

The City also provides housing rehabilitation assistance to lower income homeowners through the City's CDBG and HOME Programs. The HOME program currently provides rehabilitation assistance to single-family, mobile home, and multiple-family units, as well as downpayment assistance to first-time homebuyers.

**Table 3-23
Age of Housing Stock: 2000**

Year Built	Number of Units	Percent of Total
1939 or earlier	584	1%
1940 - 1949	1,447	4%
1950 - 1959	7,075	18%
1960 - 1969	11,439	28%
1970 - 1979	10,363	26%
1980 - 1989	6,655	16%
1990 - 2000	2,836	7%
Total	40,339	100%

Source: 2000 Census

Housing Deficiencies

Available Census data also offer two indicators of housing stock deficiencies: the number of units lacking complete plumbing and kitchen facilities. As indicated in Table 3-24, approximately 169 units in the City lacked complete plumbing, and 219 units were without kitchen facilities (as of 2000). The rate of substandard units was lower for the City than for the County.

**Table 3-24
Housing Stock Deficiencies: 2000**

Jurisdiction	Units lacking Complete Plumbing		Units lacking Complete Kitchen Facilities	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Costa Mesa	169	0.4%	219	0.5%
Orange County	5,244	0.5%	9,731	1.0%

Source: 2000 Census

Lead-Based Paint Hazards

Health Hazard of Lead

Lead poisoning is the number one environmental hazard to children in America today. Lead’s health effects are devastating and irreversible. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, and hyperactivity and aggressive behavior. Several factors contribute to higher incidences of lead poisoning:

- Children under two are especially vulnerable.
- Low Income children are at eight times higher risk for lead poisoning than wealthy children.
- Black children have five times higher risk than White children.
- Hispanic children are twice as likely as White children to have lead poisoning.
- Children in older housing are at higher risk.
- Up to 50 percent of children in distressed neighborhoods have some level of lead poisoning.

CDC has determined that a child with a blood lead level of 15 to 19 micrograms per deciliter (ug/dL) is at high risk for lead poisoning and a child with a blood lead level above 19 ug/dL requires full medical evaluation and public health follow-up.

Incidence of Lead Hazards

The County offers two programs to reduce and prevent childhood LBP poisoning. The Childhood Lead Poisoning Prevention Program (CLPPP) follows children with abnormal or high blood lead levels. The program’s Public Health Nurses and Registered Environmental Health Specialist make home visits to families of affected children to determine the source of lead and provide education about lead poisoning. Program staff also coordinates health care needs, follow-up visits when needed, and provides outreach and educational presentations to the community. The Orange County Child Health and Disability Prevention (CHDP) Program:

- Provides preventive health exams and immunizations to children and teens from low to moderate income families
- Educates Orange County communities about the importance of regular preventive health care for all children
- Helps link families to health insurance or related programs providing complete medical services (e.g., Healthy Families, Medi-Cal Managed Care, or CalOPTIMA in Orange County)

Under a new grant that began July 2004 CLPPP will provides resources to cities with significant number of older housing units to help respond to complaints of deteriorated lead-based paint and other lead-related hazards in residential housing.

Between 1999 and 2003, the County Health Care Agency reported over 1,300 incidences of high blood lead levels and 191 official cases of elevated blood lead levels among children under the age of 16 years.⁸ Ninety percent of all cases (172 cases) were among Hispanic children. Costa Mesa accounted for 7.3 percent (15 cases) of the County's total official cases of elevated blood lead levels.

Estimating Number of Housing Units with Lead-Based Paint

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of all lead-based paint on residential property was prohibited. National studies estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint (LBP) and that older structures have the highest percentage of LBP.

The City of Costa Mesa has a large proportion of housing units built prior to 1978. As indicated previous, approximately 77 percent (30,908 units) of the housing units built prior to 1978 and may contain LBP.

In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards. Properties more at risk than others include:

- Deteriorated units, particularly those with leaky roofs and plumbing
- Rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed

CHAS data provide the number of housing units constructed before 1970 that were occupied by lower-income households. This data can be used to approximate the extent of LBP hazards among lower income households. While information on units constructed before 1978 is not available from CHAS, estimates based on the pre-1970 stock provide a conservative depiction of the extent of LBP hazards. Citywide, approximately 468 units occupied by extremely low income households, 928 units occupied by low income-households, and 4,577 units occupied by moderate income households may contain LBP (Table 3-25).

⁸ An incidence requires a blood lead level (bll) of 10 ug/dL or more and a full-fledged case requires a bll of 20 ug/dL and two bll's between 15 to 19 ug/dL taken at least 30 days apart.

**Table 3-25
Number of Housing Units with Lead-based Paint
Occupied by Lower Income Households**

Year Units Built	No. of Units Occupied by Lower Income Households			Percent Units with LBP	Estimated No. of Units with LBP and Occupied by Lower Income Households		
	Extremely Low (0-30% MFI)	Low (31-50% MFI)	Moderate (51-80% MFI)		Extremely Low (0-30% MFI)	Low (0-50% MFI)	Moderate (51-80% MFI)
Before 1970	624	1,237	6,103	75%	468	928	4,577

Source: HUD CHAS Data, 2000.

3.5 Barriers to Affordable Housing

Constraints to the provision of adequate and affordable housing are posed by governmental and non-governmental 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.

3.5.1 Governmental Constraints

Land Use Controls

The City’s General Plan goals and policies influence residential development; the Land Use Element has the most direct influence on residential development by allocating land for development by specifying the location, type, and density of development. Compared to other surrounding jurisdictions, Costa Mesa has generally designated more residential land for medium to high densities. Fountain Valley, Irvine, and Santa Ana have less than 30 percent of all residential land zoned for medium to high density.

Approximately 57 percent of the residential land in the City is zoned as R1, which promotes low-density, detached single-family development. The multi-family zone or medium density R2-MD district encompasses roughly 20 percent of the residential land. Costa Mesa also has the R2-HD and R3 zones for high-density multi-family housing. Because there is a limited supply of vacant land for new residential uses, future residential development will be reliant upon public private or public redevelopment of under-utilized land or reallocation of non-residential property to a variety of residential uses, all of which can be accommodated through the current land use designations.

Local Entitlement Processing and Fees

The cost of development is a constraint to the implementation of affordable housing projects. Typically, the cost to develop is significantly increased by the various regulations and fees local governments impose on developers.

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 3-26 summarizes the City's planning fee

requirements for residential development. Fees, land dedications, or improvements are also required for most projects to provide necessary public infrastructure such as streets, sewers, storm drains, and public parks to support the development. While such costs are paid by the developer, most of these costs are passed to the buyer in the form of higher rents or housing prices. The City also assesses traffic impact fees on an incremental basis.

The cost of housing can also be affected by compliance with governmental laws or regulations. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase by limiting the number of dwelling units. Other factors that could increase housing costs are development and construction standards. Design guidelines and the Uniform Building Code regulations are examples of these types of standards.

**Table 3-26
Planning Fee Schedule**

Action/Request	Fee	Processing Time
Variance	\$980	90 days
Zone Reclassification	\$1,365	90 days
General Plan Amendment/Specific Plan	\$2,315 plus \$125/ac for each acre over 1 acre	4-6 months
Tentative Tract Map	\$910	90 days
Tentative Parcel Map	\$910	90 days
Environmental Impact Report	Consultant fee plus 10%	4-6 months
Negative Declaration	\$635 or Consultant fee plus 10%	3-4 weeks
Administrative Adjustment	\$630	3-4 weeks
Development Review (staff)	\$650	2-3 weeks
Density Bonus Review	\$1,000	2-3 weeks

Source: City of Costa Mesa, Planning Division, current as of March 22, 2004.

Building Codes and Enforcement

The cost of construction is impacted by compliance with building code standards, and while code compliance can add to the cost of development it is necessary to protect the health, safety, and welfare of the citizens. Initial compliance will also ensure that no additional costs will occur since no code violations will result from enforcement.

3.5.2 Non-Governmental Constraints

Availability of Financing

Financing is a significant factor in overall housing cost. Interest rates impact housing costs in two ways. The costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Additionally, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Many consumers, especially for affordable housing, are priced out of the housing market due to variations in interest rates.

Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home.

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. A search on the real estate listings revealed only one vacant multi-family property for sale. The 0.25 acre of R-3 property was listed for \$599,000. At this price, the land cost for a multi-family unit would be \$119,800, provided the development is able to achieve the maximum density of 20 units per acre.

Based on multi-family structures on sale in the market, small apartment complexes with four to six units are priced between \$1,050,000 and \$1,500,000, indicating existing apartment units are priced at approximately \$250,000 per unit. The average cost of apartment units at large complexes should be lowered due to economies of scale. However, these prices indicate that conversion of apartments into condominiums most likely still would not offer affordable homeownership opportunities for lower and moderate income households.

Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality and size of the home being constructed and the materials being used. Using some general assumptions and excluding land costs, the construction cost is approximately \$74,000 for a multi-family unit in a low-rise development with about 20 units.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects which are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities restrict access to handicapped persons.

Condominium Conversion

As the willingness to pay rent increases, the private market can push apartment owners toward conversion to condominiums units. A condominium conversion can be a constraint on the maintenance of housing and especially impact rental units that may serve many economic segments of the community. Recent legislation has sought to curb the effects of condominium conversions on the maintenance of housing. The Ellis Act is a state law that sets forth rights for renters in apartments converting to condominiums, including restrictions on new rents.

Costa Mesa manages condominium conversions or residential common interest development conversions through the City Zoning Code. Specifically, Section 13-42 of the Zoning Code avoids the diminishing effect of conversion in the rental stock and displacement of residents through a critical vacancy rate that limits residential common interest development conversions.

3.5.3 Constraint Removal Efforts

The City has instituted actions aimed at reducing the impact of the public sector role in housing costs. Major efforts have involved the reduction in entitlement processing time. In May 1977, the City Council adopted a procedural overlay ordinance which gave the Planning Commission final approval authority over many actions (conditional use permits, variances, and certain design review functions) which previously required Council approval. Amendments to the commercial, industrial, and multi-family residential zones in 1977 and 1978 resulted in the delegation of most site plan review responsibilities from the Planning Commission to City Staff. December 1978 amendments to the Planned Development Ordinance substantially reduced processing time of projects located in the Planned Development zones by eliminating the need of processing Preliminary Developments through the Planning Commission and Final Development Plans through both the Commission and City Council. These amendments now require approval of a single Development Plan by the Commission and Council. In 1988, the City Council adopted a Zoning Administrator Ordinance which allows some minor permits to be processed at the staff level. Other staff level actions include minor modifications and administrative adjustments, which permit the Planning Division and Zoning Administrator to allow deviations from the Zoning Code.

Other City efforts to reduce the barriers to affordable housing include:

- Concurrent review of related applications: Policies allow for “piggyback” to help reduce overall project time and costs.
- Infrastructure for affordable housing: The City may install public improvements for affordable housing to offset developers’ costs and thereby reducing fees paid by private developers.
- Cost reductions for affordable housing: Cost reductions to developers through Density Bonuses and Other Incentive Ordinance when low and very-low income senior units are proposed. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and Zoning Code requirements, reductions in development fees and dedication requirements, financial aid, and/or accelerated plan check.
- Smart planning: Further cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone, SRO conversions, granny units, accessory units and the Planned Development program.
- Redevelopment Agency: Through the Redevelopment Agency, the City provides cost savings through financing options. Activities include, but are not limited, to homebuyer assistance, owner rehabilitation, rental rehabilitation, and land acquisition.

3.6 Fair Housing

The Fair Housing Council of Orange County (FHCO), a private non-profit fair housing group, is under contract to administer a wide variety of fair housing services to residents of Orange County. These services include:

- Serving as a fair housing resource for the region, including implementation of an affirmative fair housing marketing plan, testing and complaint verification
- Responding to all citizen complaints regarding violation of fair housing laws
- Providing tenant-landlord counseling to all inquiring citizens
- Promoting community awareness of tenant landlord rights and responsibilities
- Reporting monthly on complaint processing; and
- Providing fair housing education to residents, City staff, and community organizations, agencies and service providers

The 2000 Orange County Regional Analysis of Impediments (AI) to Fair Housing Choice Report presented the following potential impediments:

1. The region has not maintained a proactive position regarding fair lending practices within the region. Efforts have been limited to establishing partnerships with universities and other organizations to develop studies of the HMDA data. These activities, though essential, have not had the desired effect of explaining or eliminating the disparity by race and national origin evidenced by the HMDA data.
2. Local jurisdictions do not have formal fair housing education systems in place for employees who impact fair housing issues, such as planning/zoning staff, housing authority staff, and code enforcement staff.
3. Recent immigrant populations may not have adequate information regarding their basic housing rights, leading to increased opportunities for discrimination to go undetected. This will be an ongoing issue due to Orange County's high percentage of new immigrant populations.
4. Insurance companies may be targeting certain ZIP codes for higher rates of denial or different terms and conditions. This issue was beyond the scope of the AI and as such, no verifiable evidence of differential treatment exists.
5. Local entitlement jurisdictions have distinct and independent policies and programs affecting housing development.

FHCO provides all Orange County residents with fair housing services, which include education, counseling, enforcement, landlord/tenant counseling and mediation. Enforcement entails the intake of allegations of housing discrimination, investigation of allegations, remediation, mediation, and possibly litigation. Specifically, FHCO provides the following:

- Conducts presentations and provides training for consumers and professionals in the housing industry.
- Responds to fair housing complaints. Response actions include investigation and "portfolio testing", reconciliation, and/or prosecution, as appropriate.
- Provides legal assistance in fair housing court actions.
- Assists with evaluating housing disputes and providing resolution.

3.7 Community Development Needs

HUD Community Planning and Development funds (CDBG) can be used for a variety of supportive services and community development activities. These include community services, supportive services for persons with special needs, community facilities, public and infrastructure improvements, and economic development.

The Community Development Needs discussions are based on consultation with staff from the City, interviews with social service providers and public agencies, comments provided at the Consolidated Plan Community Workshops and public meetings, the Housing and Community Development Needs Survey, and information from various existing documents.

3.7.1 Community Facilities and Services

Housing and Community Development Needs Survey

Results of the Housing and Community Development Needs Survey on community facility and service needs are summarized in Table 3-27 (see also Appendix A).

Table 3-27

Survey Results - Housing and Community Development Needs

Community Facilities	Target Population	Score
Parks and Recreational Facilities	General	2.93
Health Care Facilities	General	2.85
Youth Centers	Youth	2.84
Libraries	General	2.83
Fire Stations and Equipment	General	2.76
Community Centers	General	2.57
Child Care Centers	Youth	2.57
Senior Centers	Seniors	2.40
Community Services	Target Population	Score
Anti-Crime Programs	General	3.30
Youth Activities	Youth	2.82
Health Services	General	2.74
Transportation Services	General	2.69
Mental Health Services	Persons with Disabilities	2.54
Senior Activities	Seniors	2.49
Child Care Services	Youth	2.41
Legal Services	General	2.35

**Table 3-27
Survey Results - Housing and Community Development Needs**

Special Needs Services	Target Population	Score
Neglected/Abuse Children Center and Services	Youth	2.79
Homeless Shelters/Services	General	2.69
Substance Abuse Services	Persons with Drug and Alcohol Abuses	2.63
Domestic Violence Services	General	2.58
Centers/Services for Disabled	Persons with Disabilities	2.54
Accessibility Improvements	Persons with Disabilities	2.46
HIV/AIDS Centers & Services	Persons with Disabilities	2.35

Source: Consolidated Plan Survey, 2005

3R Committee Recommendations

Multiple meetings were conducted with the 3R Committee to discuss needs and priorities in the community (see Chapter 2, Summary of Citizen Participation Process). The 3R Committee recommends following objectives in order of priority (Table 3-28):

**Table 3-28
3R Committee Recommendations –
Housing and Community Development Needs**

Community Facilities	Target Population
Provide funding for recreation activities and after-school programs for youth	Youth
Provide funding for delivered meals and nutrition services for seniors	Seniors
Provide health services for seniors	Seniors
Fund services for physically and developmentally disabled residents of Costa Mesa	Persons with Disabilities
Fund employment programs and wellness programs for persons with disabilities	Persons with Disabilities
Support youth counseling and gang prevention programs for low and moderate income youth and teenagers	Youth
Fund alcohol/ drug abuse counseling, therapy, and out-patient treatment for low and moderate income persons who suffer from psychological disorders, mental illness, disability, and/or substance abuse	Persons with Drug and Alcohol Abuses
Maintain and fund Code Enforcement staff at current level for Target Area	General

Existing Programs and Facilities

Throughout the County, a variety of agencies offer a range of services and programs for low and moderate income persons and those with special needs. The following are key agencies and many have been funded by the City of Costa Mesa. A number of these agencies were contacted to obtain their input on needs in Costa Mesa and the County in general.

Youth Centers and Programs

As a family-oriented community, adequate services must be provided to serve the youth population, to ensure the youth channel their creativity and energy in a positive manner. Many youth also come from lower and moderate income households, lacking the financial means to access health care, recreation, and other services. The following are some statistics that point to the need for expanded youth services:

- **Orange County Health Care Agency** - Drug and alcohol use among youth is a rising concern. A survey conducted by the Agency revealed that three-quarters of eighth graders consider it “fairly easy” or “very easy” to have access to beer. While only eight percent of the children age 12 know a drug dealer at school, but the time they reach age 17, about 56 percent do.
- **Orange County United Way**⁹ – Hispanic females accounted for 79 percent of the total births to teens in Orange County, followed by 15 percent for White females. Currently 13 percent of the children in Orange County are without any health coverage, with 57 percent of those children being Hispanic.
- **Orange County Community Indicators**¹⁰ – Affordable childcare is essential to working families to maintain economic self-sufficiency. High childcare costs and the gap between supply and demand of licensed slots place a significant burden on the working families. Orange County childcare costs increased three times as fast as the median family income between 2000 and 2002. In Orange County, more than 17,000 children could be potentially losing their childcare due to childcare centers closing as a result of high cost of Workers’ Compensation insurance.
- **American Youth Policy Forum** – About 70 percent of Orange County youth referred to the juvenile court never returned, another 22 percent came back only once or twice within three years. However, eight percent of the juvenile offenders tend to go back four or more times within three years. The forum indicates that there will never be enough money, people, or program to solve all the problems faced by each youth. In the fight against juvenile crime, the focus should be on the group with the greatest potential to burden and victimize society. The forum proposes the “8-percent solution” that includes the following components:
 - All-day academic and youth development programming
 - Family involvement and counseling
 - Focus on substance abuse

While all of the City's recreation centers provide recreation and athletic activities for people of all ages, including children and youth, there is no designated youth center managed by the City. Potential services include diversion and outreach activities provided after school to

⁹ Impact in the Latino Community, Orange County United Way, July 2003. pp 3-4.

¹⁰ Orange County Community Indicators, County of Orange, March 2005.

reduce crime and drug activity, job training centers, and conflict mediation service for parents and children. Several of the programs and activities to serve youth in the City are described below.

- **Assessment and Treatment Services Center (ATSC)** works to divert children and teens from behavior that interferes with healthy family and social relationships and success in school, by providing the highest level of quality professional evaluation and family counseling and therapy at no charge. ATSC serves children and families who have been referred by schools, police and other authorized sources. Children, youth and their families meet weekly with professional therapists to resolve and overcome the problems, challenges, and difficulties that prompted the referral.

ATSC identified the need for additional child hospital facilities for mental health care. Unmet needs recognized by ATSC include mental health and psychological services for youths.

- **Assistance League** provides a broad range of services for families in need. Specifically, Assistance League provides youngsters from low-income families a good start in life with quality day care for infants and toddlers, a school readiness curriculum for pre-schoolers, after-school and vacation care, cultural enrichment and material assistance.
- **Boys and Girls Club** of the Harbor Area, Westside Unit, offers after school programs for youth 6 to 17. Diverse programs give parents a low-cost option for after-school supervision. Summer and holiday full-day programs also offered for working or unavailable parents as an option to leaving children unattended. Programs focus on six key areas: personal and educational development, citizenship and leadership development, cultural enrichment, health and physical education, social recreation, and outdoor and environmental education.

The Boys and Girls Club has identified the need for affordable health and dental care and free health clinics. In addition, there is a need for after-school tutoring, recreational programs, and health education.

- **Campfire USA Orange Count Council** provides comprehensive high-quality programming to 15,000 children, youth, and families across Orange County each year without regard to sex, religion, race, ethnicity, language, sexual orientation, mental or physical disability, or economic status. The Orange County Council offers over 20 different programs within 5 delivery systems: after-school and summer day camp; clubs and camping; arts and enrichment instruction; teen leadership programs; and parent/child and family support programs.

Campfire USA Orange Count Council has identified the need for additional after-school programming. This organization believes that the City and other community members need to work with the schools and youth organizations to make sure that young people have positive activities available to them between 3 P.M. and 6 P.M.

- **Girls Incorporated** is a national non-profit youth organization that provides educational programs to girls, particularly those in high-risk, underserved areas. Major programs address math and science education, pregnancy and drug abuse prevention, media literacy, economic literacy, adolescent health, violence prevention, and sports participation.

- **Families - Costa Mesa** is a team of eight local non-profit organizations that work closely together to serve youth and families in Costa Mesa. Families – Costa Mesa works in partnership with various agencies in the area to provide a broad variety of services such as: community development, home-base counseling, after-school recreation, respite care, transitional shelters, gang prevention, health care services, and more.

Families – Costa Mesa identified gaps in services for affordable housing and the free or low-cost counseling for the low income population to provide therapy for issues such as domestic violence and child behavioral issues.

- **Save Our Youth** has an after-school center for teenaged youth between the ages of 12 and 18 years of age. The center offers a violence prevention program, recreation/ athletic programs, a drop-in teen center, and an academic program.

Save Our Youth has identified the need for access to public fields and courts during the after-school hours and jobs skills training for youth.

- **Shalimar Learning Center** is a community-based and community-supported outreach to "at-risk" children, who lack support and opportunities to excel in their academics. Volunteers partner with staff and school personnel by supporting the academic effort of students in Grades 1 through 5. Homework help, reading, math, computer skills and English are the main areas of focus.

- **Youth Employment Services** provides youth with employment training, job search skills, and job referrals. Youth Employment Services has identified the continued need for youth employment services.

Child Care

Affordability of child care services is a concern for lower-income households. Overall, the cost of infant care is substantially higher than the costs for other age groups. Often, a low-income household would need to spend over 30 percent of its income on child care if the household has an infant. A few agencies in the County provide affordable child care for lower-income residents. However, the number of subsidized child care slots is typically significantly below the need.

Senior Facilities and Services

In general, service needs of the elderly include adult day care, basis needs and resources, crime/victim and legal services, education services, employment and training, emergency services, financial aid and benefits, health information and services, housing services, in-home services, mental health services, and transportation services. According to the 2005 Orange County Community Indicators, the seniors in Orange County are impacted by the following:¹¹

- Approximately 5.4 percent of the County's older adults had income below the poverty level.
- Orange County's rate of violent crime against older adults is the second lowest among peers (counties of Los Angeles, Riverside, San Bernardino, San Diego, and Santa Clara). However, the County has the second highest five-year average growth (10 percent) in crime against older adults, behind Riverside County (11 percent).

¹¹ Orange County Community Indicators, County of Orange, March 2005.

- The number of older adults receiving in-home supportive services through SSA increased six percent between 2003 and 2004.

The majority of elderly in Costa Mesa have access to the programs that operate either in the City or in neighboring jurisdictions.

- **Adult Day Services of Orange County** offers adult continuum of day programs to meet the needs of persons from early to late stages of dementia. The center strives to meet the changing needs of persons across the course of dementia through three levels of care.

The Adult Day Services of Orange County identified the need for more programs for people with Alzheimer's disease. The unmet needs of the community that were described by the Adult Day Services of Orange County include informing Costa Mesa senior residents and families of the services available for people with dementia, specialized transportation for seniors, and financing of services for people with dementia. The center highlights the fact that CDBG funds can help offset the cost of care for people who cannot afford it since most times insurance will not cover services like Adult Day Services provides to the community.

- **Alzheimer's Association of Orange County** provides:
 - Patient and family services to aid present and future victims and caregivers of Alzheimer's disease and related disorders.
 - Advocacy for improved public policy and needed legislation.
 - Education and increasing public awareness of Alzheimer's disease.
 - Funding research into the cause, prevention, treatment and cure for Alzheimer's disease and related disorders.
- **Council on Aging of Orange County** serves the older adults by promoting adult empowerment, preventing abuse, and advocating for the rights and dignity of those experience health and aging challenges.
- **Fish Mobile – Meals Program** delivers meals out of Hoag Memorial Hospital to elderly and/or shut-ins in the cities of Newport Beach and Costa Mesa.
- **The Costa Mesa Senior Center** is a multipurpose center governed by the independent nonprofit Costa Mesa Senior Corporation. The Center offers services and activities which fulfill the needs and interests of those persons fifty and older. The Center's goals are to enhance quality of life, promote dignity and respect, nurture talents and skills, foster social interaction, and support independence and self determination.
- **Senior Meals and Services, Inc.** provides congregate dining at the Costa Mesa Senior Center and home-delivered meals to any person age 60 or older who is homebound, unable to prepare his/her own meals, and does not have anyone to assist him/her.

Senior Meals and Services identified affordable housing for low-income seniors as the greatest need. In addition, they have a waiting list for home delivered meals; therefore, a need exists for additional financial support for this service.

Health Facilities

The accessibility and affordability of health services are two major issues to low- and moderate-income households. Low-cost health services located in Costa Mesa are limited to a few clinics.

The **County of Orange Health Department Clinic** in Costa Mesa provides a variety of free to low-cost services and programs for low- to moderate-income households. Programs offered by the County clinic include immunizations, family planning, pregnancy testing, prenatal care, Child Health Disability Prevention Program, Woman, Infants, and Children, UPP BEAT – help for teen families, substance abuse programs, and mental health services.

The **County of Orange Health Care Agency** also sponsors a teen clinic in Costa Mesa. The services at the teen clinic are free and include resisting peer pressure, counseling on pregnancy prevention and abstinence, family communications, and sexually transmitted diseases and HIV/AIDS.

Share Our Selves (SOS) offers a free medical and dental clinic to Costa Mesa residents. The medical clinic provides a walk-in clinic for children and adults five days a week, including evening hours. The medical clinic also provides a Chronic Care Program, treating patients with diabetes, hypertension, thyroid disorders, asthma, and other conditions. These patients are in need of extensive and expensive regular medical care. At SOS, they receive diagnostic services, lab tests, medications, routine doctor visits, and patient education. The SOS dental clinic is the only comprehensive free dental clinic for adults in Orange County.

The **Assistance League** provides a broad range of services for families in need. Families or individuals needing guidance or therapeutic help can turn to Family Service Agency of the Assistance League where bilingual, professionally trained social workers and counselors are available at the site and at local schools. The following services are offered to families: Individual and family therapy; Adolescent counseling; Marital counseling; Child abuse prevention/intervention; and Parenting classes.

Parks and Recreation Facilities

The Update of Open Space Master Plan of Parks and Recreation (September 2002) summarizes the needs assessment conducted by the Parks and Recreation Commission. The following tools were utilized in the needs analysis effort: community input (workshops, surveys and interviews), recreation demand and needs analysis, service area analysis, sports facility distribution analysis, and acreage and trend analysis.

The overall concept approach that guides development of facility recommendations which follow is based on the Needs Assessment and is summarized as follows.

- Provide **four major community center facilities** that provide a diverse range of indoor and outdoor recreation opportunities.
- **More evenly distribute neighborhood recreation facilities and sports facilities** throughout Costa Mesa for convenient use and more equal distribution of impacts.
- Provide recreational elements (sports fields, children’s play areas, etc.) within the City in **quantities to meet anticipated build-out needs**.
- Acquire or otherwise make available park and recreation facility area sufficient to meet the General Plan suggestion of **4.26 acres of local parkland per 1,000 residents**.

- Pursue, as a community-organizing element, the concept of a **Costa Mesa River-Bay Trail and Greenbelt** linking east Costa Mesa and the Newport Back Bay with west Costa Mesa and Fairview Park through a series of open space, recreation, and institutional uses.

The facility recommendations are included in the Update of Open Space Master Plan of Parks and Recreation, now part of the Capital Improvement Plan (CIP) seven-year plan. The three following recommendations fall within the CDBG area of Costa Mesa:

Lions Park

Recommendation: Renovate Davis Field and convert to baseball
CIP Year: 3
Cost: \$150,000

Marina View Park

Recommendation: Add 2 new picnic shelters
CIP Year: 4
Cost: \$223,000

Recommendation: Add a half court basketball court
CIP Year: 4
Cost: \$60,000

Services for Persons with Disabilities

A number of agencies provide services for persons with disabilities:

- **Adult Day Services of Orange County** offers adult continuum of day programs to meet the needs of persons from early to late stages of dementia.
- **California Elwyn** primarily offers adults with disabilities employment planning services, including job placement, classes, personal assessments, and personal and social adjustments. Other services assist individuals and families through support for living through transportation and wellness programs, psychological, bilingual, communication, Braille, and sign language services.

California Elwyn identified the need for transportation for people with disabilities and more employers willing to employ people with disabilities and work with programs like California Elwyn.

- **Dayle McIntosh** is the largest Independent Living Center in California. Services include: advocacy; aging with vision loss; assistive technology; benefits counseling; client assistance program; community outreach; disability awareness/ADA training; families and children's services; housing assistance; independent living skills training; and information and referral.
- **Project Independence** provides adults with developmental disabilities with supportive services for independent living and employment services such as career planning, job development and placement, and skills training. In addition, Project Independence's services include case management, an emergency response system, and special trips and activities.

Project Independence identified affordable housing and employment opportunities for persons with disabilities as the greatest needs in the community. In addition, recreational activities and other programs for persons with disabilities are needed.

- **Special Olympics of Orange County** is an international program of year-round sports training and athletic competition for children and adults with intellectual disabilities and closely associated developmental disabilities.
- **The Vantage Foundation** offers three programs: Adult Development Program serves adults with developmental disabilities 22 years of age and older; Vantage Behavior Management Program serves adults with developmental disabilities 18 years of age and older; and the Harmony Program serves seniors (50 years and older) with developmental disabilities. The Vantage Foundation assists persons with disabilities with placement in a variety of job areas; provides community integrated activities such as mobility training, money management, and recreation/leisure; offers a behavior training program; and assists seniors with developmental disabilities become integrated into senior centers in their communities.

The Vantage Foundation has identified the need for City supportive services for adults with developmental disabilities such as social opportunities and entertainment venues. In addition, there is a great need for affordable housing.

Anti-Crime Programs

The Housing and Community Development Needs Survey identified anti-crime programs as the highest priority community services. Neighborhood safety is a concern that Costa Mesa residents commented on during the survey. Some residents feel the need for more organized neighborhood watch programs to ensure safety on the local streets at night.

The needs of the Costa Mesa Police Department are evaluated by a computer model, and projections for police staffing, facilities, and equipment are analyzed to maintain level of service standards for the City's public safety.

Crime prevention programs are a responsibility of the Police Department, and the three programs currently being implemented are listed below.

- **Home Security Inspection Program** provides the residents advice on techniques to protect their homes from the possibility of burglary.
- **Neighborhood Watch Program** provides information on crime prevention and the Police Department operations. The Police Department assists neighborhoods interested in establishing a Neighborhood Watch Program.
- **Safety Program for Children** teaches children how to be safe traveling to and from school, at home and on bicycles.

3.7.2 Homeless

Costa Mesa residents have access to a number of agencies that provide services for the homeless and at-risk homeless.

- **Colette's Children's Home** provides emergency and transitional housing for homeless women and children. Colette's Children's Home identified the following unmet needs: low-income housing, emergency housing, and job development and training for homeless people.
- **FISH Harbor Area, Inc.** is a non-profit group whose mission is preventing hunger and homelessness in the community. FISH accomplishes this mission with wise use of grants, donations, and support from its strong base of volunteers. FISH also seeks to promote self-sufficiency, rather than provide a handout and encourage long-term dependency. FISH's programs include: rental assistance to avoid eviction; utility payments to avoid shut off; child care subsidies for low-income working families; food for the hungry; "Mobile Meals" to the homebound; transitional housing with case management; diapers and formula for infants; medical and dental transportation; transportation costs for employment; job development for underemployed; and an "adopt a family" program during the holidays.

Fish Harbor Area, Inc. identified the need for more emergency shelters and low-income housing in the City.

- **Human Options, Inc.** provides comprehensive services to break the cycle of domestic violence at each stage. The facilities include an emergency shelter accommodating battered women and children for 45 days with housing, counseling, social, and healing services; and a community resource center providing various counseling programs, group sessions, and legal assistance. Human Options, Inc. transitional housing program, Second Step, is partially funded through Costa Mesa CDBG funds. Second Step offers affordable low-cost housing and support services for one year to abused women and children after they have completed an emergency shelter program.

Human Options, Inc. identified the need more affordable housing options and scholarships for children for summer day camp programs.

- **Mercy House** provides a range of services for the homeless women and their children. Services include: safe house; counseling; complete pregnancy care; life skill training; and general education.
- **Orange Coast Interfaith Shelter (OCIS)** helps homeless families become self supporting and move into permanent housing by providing food, shelter, and counseling. OCIS has an emergency shelter with a capacity for up to 50 men, women, and children every night and is open year-round. Two transitional housing programs are available: a 6-month primary program helps families reach goals of full-time employment, increased family cohesion and life skills, and securing the means to obtain permanent housing, and an extended 18-month program (2-bedroom and 3-bedroom apartments for longer term support for families working full-time but who are working toward increased income or other goals to ensure success in obtaining and maintaining market-based permanent housing). In addition, OCIS provides services for children.

OCIS has identified the need for workforce development toward higher paying jobs, more transitional housing to help people obtain permanent housing, and homeless supportive services that promote longer term solutions to homelessness. In addition, there is a need for a collaborative effort between the City and service providers to work toward a common goal and improve the homeless situation.

- **Serving People In Need (SPIN)** provides food and clothing to the homeless and access to permanent housing for working families exiting shelters and motels throughout Orange County. Specifically, SPIN has these programs: 1) The Guaranteed Apartment Payment Program which provides move-in costs to permanent housing to families with children exiting long-term shelter programs; 2) the Substance Abuse Recovery Program which provides rent for recovery for one month while the individual is seeking minimum wage employment in order to pay future rent and invest in their own recovery; and 3) provides meals and clothing to the homeless living on the streets.

3.7.3 Economic Development

Housing and Community Development Needs Survey

Results of the Consolidated Plan survey indicate that residents rated the importance of economic development activities (Table 3-29).

Table 3-29

Survey Results - Economic Development

Businesses and Jobs	Score
Job Creation/Retention	2.93
Employment Training	2.79
Start-up Business Assistance	2.73
Commercial/Industrial Rehabilitation	2.70
Façade Improvements	2.67
Small Business Loans	2.49
Business Mentoring	2.36

Source: Consolidated Plan Survey, 2005

3R Committee Recommendations

The 3R Committee recommends providing youth service funding for employment training.

Local Programs

A number of local programs serve to promote economic and employment in Costa Mesa:

- **Costa Mesa Chamber of Commerce** serves the interests of its members, local businesses. The Chamber of Commerce seeks to be the leading proponent for the prosperity of its individual members, for the vitality of its market place, and for the quality of its community life.
- **Costa Mesa Jobs Center** is a facility that serves as a clearinghouse for local

employers to find qualified, temporary workers to assist business, trades, and other employment areas. Services are confined to providing a convenient site where employers and qualified workers can meet in order to arrange an employer-employee relationship. The center offers a literacy program to assist in employment training. Job Center services are available to employers and to prospective employees at no cost. However, due to budgetary constraints, the Jobs Center will be closing.

- **Costa Mesa Senior Center** provides seniors with employment assistance as one of its many services.
- **English as a Second Language (ESL) Program** provides beginning and intermediate ESL classes in order to assist residents increase their employment opportunities. Courses are taught at the Neighborhood Center and last six weeks.
- **Starting a Home-Based Business** is a course offered by the City to train residents in starting a successful home business. Topics include start-up, costs, licensing, business development, time management, networking, and basic operations.

3.7.4 Infrastructure Improvements

While infrastructure improvements are CDBG-eligible activities, expenditure of CDBG funds on such improvements can only take place in income-eligible areas. The CDBG program defines income eligibility as any block group or census tract with 51 percent or more of its population earning incomes less than or equal to 80 percent of the Area Median Family Income. Figure 3-8 in this Plan illustrates the income-eligible low/moderate target areas in the City of Costa Mesa.

Community Workshop

Many comments received at the community workshop relate to cleaning up streets in neighborhoods and fixing street problems such as potholes, alley paving, adding speed bumps to reduce speeding in neighborhoods, more street lighting, more continuous sidewalks, and ADA compliant sidewalks. Resident comments regarding these improvements indicated that general code enforcement needs more focused attention in the target areas and that parking enforcement and speeding violations are problems as well. Many residents also commented on the lack of parking in neighborhoods for renters and homeowners alike.

Housing and Community Development Needs Survey

Results of the Consolidated Plan Survey indicated that residents rated the importance of infrastructure and neighborhood improvements (Table 3-30).

Table 3-30

Survey Results - Infrastructure Improvements

Infrastructure Facilities	Score
Street/Alley Improvements	3.21
Drainage Improvements	3.03
Sidewalk Improvements	2.89
Street Lighting	2.80
Water/Sewer Improvements	2.74
Neighborhood Improvements	
Graffiti Removal	3.06
Code Enforcement	3.01
Trash & Debris Removal	3.00
Cleanup of Abandoned Lots and Buildings	2.79
Parking Facilities	2.70
Tree Planting	2.53

Source: Consolidated Plan Survey, 2005

3R Committee Recommendations

The 3R Committee recommends following objectives in order of priority:

- **Sidewalk Improvements:** Provide/replace sidewalks
- **Street/Alley Improvements:** Repair Alley
- **ADA Improvements:** Promote accessibility in Target Area
- **Street/Alley Improvements:** Rehabilitate streets in the Target Area
- **Drainage Improvements:** Provide funding for storm drain projects
- **Code Enforcement:** Refocus code enforcement activities in the Target Area

Street Improvements

The City's Public Services Department is responsible for maintenance of the local street system, including all sidewalks, curbs and gutters, and the local in-street storm drain facilities. The Public Services Department prepares long-term capital improvement plans to identify required improvements, estimated improvements costs for each project, and potential funding sources.

CDBG funds have been utilized in the past on a limited basis to finance street maintenance and construction of new facilities within the CDBG target areas. The Public Services Department relies on General Fund monies and County, State, and federal expenditures and grants. Previously the City has used funding from the following: the State and Local Transportation Partnership (SLTP) program, the Combined Transportation Funding Program (CTFP) administered by the Orange County Transportation Authority (OCTA), the Arterial Highway Financing Program (AHFP) administered by OCTA, and SB 821, a state administered competitive grant program for bicycle and pedestrian facilities.

Table 3-30 lists the projects identified in the City's five-year Capital Improvement Plan that are planned for the CDBG target areas. Six projects listed are infrastructure improvements that are planned to be completed in Fiscal Year 2005/2006. The remaining twenty-seven projects are being proposed for Fiscal Years 2006/2007 through 2009/2010, mostly pavement rehabilitation and alley improvement projects.

Drainage Improvement

The storm drain system provides adequate drainage for minor storms. However, during major rain storms, flooding can occur in the western portions of the City affecting the CDBG areas. There are three storm drain projects that are still anticipated for improvements: Hamilton and Pomona, 17th and Pomona, and 18th and Viola.

ADA Improvements

Many ADA improvements are incorporated as part of street improvement projects. As indicated in Table 3-31, 25 of the 33 public improvement projects in the CDBG target areas slated for the next five years include components of ADA improvements.

**Table 3-31
CIP Infrastructure Improvements**

Project Location	Type of Work	FY 05-06	FY 06-07 to FY 09-10
Wallace Ave. from Congress St. to Wilson St.	*Rehabilitation	\$170,000	
Congress St. from Raleigh Ave to Westerly Cul-De-Sac	*Rehabilitation	\$125,000	
Kenwood Place from 18th St. to Shalimar Dr.	*Rehabilitation	\$143,000	
Valencia Street Alley (#123) from Mendoza Dr. to La Salle Ave.	**Alley Improvements	\$200,000	
Wilson Street Bus Bay from Fairview Rd. to College Ave.	Concrete bus pads	\$296,000	
Bouy St from Fullerton Ave to Orange Ave	*Rehabilitation	\$157,391	
Cassia Ave from Wintergreen Pl to Caraway Dr	*Rehabilitation		\$104,445
Center St from Pomona Ave to Anaheim Ave	*Rehabilitation		\$300,592
Coral Ave from Caraway Dr to Coriander	*Rehabilitation		\$68,540
Date Pl from Cinnamon Ave to Harbor Blvd	*Rehabilitation		\$99,557
Ginger Ave from Wintergreen Pl to Caraway Dr	*Rehabilitation		\$104,287
Hamilton St from Harbor Blvd to Thurin St	*Rehabilitation		\$393,581
Knowell Pl from Meyer Pl to Maple Ave	*Rehabilitation		\$221,628
Plumer St from Pomona Ave to Anaheim Ave	*Rehabilitation		\$298,775
Raleigh Ave from Hamilton St to N'ly Cul De Sac	*Rehabilitation		\$150,300
Shalimar Dr from Placentia Ave to Pomona Ave	*Rehabilitation		\$320,979
Valencia St from Mendoza Dr to La Salle Ave	*Rehabilitation		\$266,966
Wintergreen from Coral to Mace	*Rehabilitation		\$241,533
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
Anaheim Ave Alley (No. 7) from Plumer St to Center St	**Alley Improvements		\$85,000
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
Citywide Parkway Maintenance- CDBG Target Area	ADA Accessibility		\$600,000
Hamilton and Pomona	Storm drain		\$500,000
17th and Pomona	Storm drain		\$600,000
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
TOTAL		\$1,091,391	\$8,182,483

Notes:

- * 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.

Source: Capital Improvement Plan FY 2005/06 to 2009/10

Five-Year Strategic Plan

Chapter 4

This Five-Year Strategic Plan represents the culmination of input by residents, service providers, 3R Committee, City Council, and staff, as well as empirical data. The Strategic Plan identifies the priorities for allocating resources and specific programs to address the unmet housing and community development needs facing the City of Costa Mesa for 2005 through 2010.

4.1 Strategic Framework

The overall strategic framework for the Costa Mesa Consolidated Plan is consistent with a number of important City documents, including, but not limited to the following:

- Housing Element of the General Plan
- Redevelopment Implementation Plan 2005-2010
- Capital Improvement Program

Housing Element of the General Plan

Each jurisdiction in the State of California is required to prepare a Housing Element as part of the General Plan. The Housing Element establishes policies, procedures, and incentives in land use planning and development activities that will result in the maintenance and expansion of housing supply to adequately accommodate households currently living and expected to live in the community.

The Costa Mesa Housing Element establishes the following goals for the City:

- Initiate all reasonable efforts to preserve the availability of existing housing opportunities, and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods, to ensure full utilization of the City's existing housing resources for as long into the future as is physically and economically feasible.
- Provide its citizens with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.
- Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by infrastructure.
- Ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis

of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Redevelopment Implementation Plan 2005-2010

The Downtown Costa Mesa Redevelopment Project was originally adopted in 1973 but subsequent amendments added three additional parcels to the project area and extended the project life from 2013 to 2014. The approximately 200-acre Project Area includes several residential neighborhoods and commercial corridors.

The Redevelopment Plan was adopted in order to accomplish the following:

- Correct problems of circulation, land use incompatibility and structural obsolescence.
- Make maximum use of private enterprise in eliminating the negative conditions evident in the Project Area, through the provision of public improvements such as street modifications and open spaces to provide a sound and attractive environment for redevelopment.

The Downtown Redevelopment Project Area falls within the City's CDBG Target Area. The City utilizes CDBG funds to make public improvements in the Project Area to eliminate blight and foster economic growth.

Capital Improvement Program

The City's current Capital Improvement Program (CIP) is for FY 2005/06 through FY 2009/10. The CIP serves as a planning tool to coordinate the financing and scheduling of major capital improvement projects to be undertaken by the City. These projects generally include: public buildings, facilities, and systems; development-financed infrastructure; drainage facilities; parks; airport improvements; and roads, bridges and freeways. Not all projects included in the CIP have budget approval. The City's CIP is revised on an annual basis to meet changing needs, priorities, and financial conditions. Table 3-31 in the Housing and Community Development Needs Assessment identifies the CDBG-eligible public improvements included in the CIP.

4.2 Resources for Housing and Community Development Activities

The City has access to a variety of federal, state, and local resources to achieve its housing and community development goals. Table 4-1 provides a summary of the major sources of funding available to the City to implement housing and community development activities.

**Table 4-1
Resources Available for Housing and Community Development Activities**

Program Name	Description	Eligible Activities
Community Development Block Grant (CDBG) FY 2005/06: \$1,563,176 (plus program income)	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> ■ Acquisition/Rehabilitation ■ Homebuyer Assistance ■ Economic Development ■ Homeless Assistance ■ Public Services ■ Public Improvements
HOME Investment Partnerships (HOME) Program FY 2005/06: \$750,655 (plus program income)	A flexible grant program awarded to the City on a formula basis for expanding affordable housing opportunities.	<ul style="list-style-type: none"> ■ New Construction ■ Acquisition ■ Rehabilitation ■ Home Buyer Assistance ■ Rental Assistance
Costa Mesa Redevelopment Agency FY 2005/06: Non-housing tax increment funds - \$2,721,850 (including carryover) Housing set-aside funds \$1,689,956 (including carryover revenue)	Tax increment funds generated by the Redevelopment Agency can be used to facilitate the removal of blighting conditions in the Redevelopment Project Area. 20 percent of the tax increment funds are set aside for affordable housing activities.	<ul style="list-style-type: none"> ■ Acquisition and Land Assembly ■ Rehabilitation ■ New Construction ■ Economic Development ■ Infrastructure Improvements ■ Acquisition ■ Rehabilitation ■ New Construction ■ Rental and Homeownership Assistance ■ Housing services
Supportive Housing Program Grants (SHP) FY 2005/06: \$11.3 millions (Countywide)	Competitive grants awarded to the County to provide transitional and supportive housing and services for the homeless. However, this grant cannot be used to provide homeless prevention or emergency services.	<ul style="list-style-type: none"> ■ Transitional Housing ■ Supportive Services
Housing Opportunities for Persons with AIDS (HOPWA) \$1,342,000 (Countywide)	Funds are allocated to the City of Santa Ana (as the largest jurisdiction in the County) on behalf of all jurisdictions in Orange County. Santa administers the program to provide supportive housing and services for persons with HIV/AIDS throughout the County.	<ul style="list-style-type: none"> ■ Rental assistance ■ Supportive services
Mortgage Credit Certificate (MCC) through Orange County	Provides income tax credits to eligible first-time homebuyers for the purchase of new or existing housing.	<ul style="list-style-type: none"> ■ Homebuyer assistance
Section 8 Rental Assistance Program through Housing Authority of the County of Orange	Provides rental assistance payments to owners of private market rate units on behalf of low income tenants.	<ul style="list-style-type: none"> ■ Rental Assistance

4.3 Priority Setting

4.3.1 Criteria for Establishing Priority

Input from the various sources helped the City establish the priority for expending the CDBG and HOME funds, based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with City goals, policies, and efforts

4.3.2 Priority Ranking

Priority ranking has been assigned to each category of housing and community development needs as follows:

- **High Priority:** Activities to address this need are expected to be funded with CDBG/HOME funds during the five-year period.
- **Medium Priority:** If CDBG/HOME funds are available, activities to address this need may be funded during the five-year period.
- **Low Priority:** The City will not directly fund activities using CDBG/HOME funds to address this need during the five-year period. However, the City may support applications for public assistance by other entities if such assistance is found to be consistent with the Consolidated Plan.
- **No Such Need:** The City finds there is no need for such activities or the need is already substantially addressed. The City will not support applications for public assistance by other entities for activities where no such need has been identified.

4.4 Housing and Community Development Objectives and Activities

The five-year housing and community development objectives presented in this section represent the City's proposed accomplishments based on a steady stream of funding. At the writing of this Consolidated Plan, the future of the CDBG and HOME programs at the federal level is uncertain. Should the City experience substantial funding reductions in the future, the City's ability to achieve these objectives and activities may be significantly compromised.

4.4.1 Affordable Housing

The City of Costa Mesa identifies the following "High Priority" housing objectives for the next five years:

- **Homeownership:** Objectives to reflect all types of homeownership opportunities such as new construction, condo conversion, and loans.
- **Preserve existing housing stock:** Housing rehabilitation assistance for low and moderate income homeowners.
- **Create affordable housing opportunities:** Work with developers to identify vacant and opportunity sites for new affordable homeownership developments and substantial rehabilitation of rental housing for seniors.

Table 4-2 below summarizes the priority affordable housing objectives using CDBG, HOME, and redevelopment housing set-aside funds. Table 4-5 in Section 4.4.4, Specific Five-Year Objectives, lists the specific activities to be undertaken over the next five years.

**Table 4-2
Five-Year Housing Needs and Priorities**

Priority Housing Needs		Income	Priority Need Level	Unmet Need	Goals (Units/ Households)
Renter	Small Related	0-30%	Medium	860	--
		31-50%	Medium	1,195	--
		51-80%	Medium	1,000	--
	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%	Medium	239	--
	All Other	0-30%	Medium	945	--
		31-50%	Medium	979	--
		51-80%	Medium	1,373	--
Owner	All Households	0-30%	High	792	90
		31-50%	High	745	90
		51-80%	High	1,253	78
Special Populations (including elderly households with a housing problem)		0-80%	High	2,135	125
Total Goals					258
Section 215 Renter Goals					--
Section 215 Owner Goals					258

Notes:

1. "Unmet Need" based on CHAS Data on households with housing programs (including cost burden, overcrowding, and inadequate housing).
2. Housing goals included in this table include only programs over which the City has direct control – CDBG-, HOME-, and redevelopment-funded programs and activities.
3. Assumptions used in this table are:
 - a. 15 households to be assisted through the first-time homebuyer program with direct assistance. All 15 households are expected to be at incomes above 80 percent MFI. Therefore, these 15 households are not included in this table.
 - b. 15 households to be assisted through new construction/acquisition/rehabilitation/condominium conversion of homes for first-time homebuyers – 8 households (80 percent MFI) and 7 households (120 percent MFI). Only the 8 households at or below 80 percent are included in this table.
 - c. 50 households to be assisted through single-family rehabilitation loans – 15 households (30 percent MFI), 15 households (50 percent MFI), and 20 households (80 percent MFI).
 - d. 150 households to be assisted through Neighborhood Improvement Grants – 50 households (30 percent MFI), 50 households (50 percent MFI), and 50 households (80 percent MFI).
 - e. 50 households to be assisted through Neighbors for Neighbors – 25 households (30 percent MFI) and 25 households (50 percent MFI).

Affordable Housing Strategies

Strategy 1: Homeownership

In Costa Mesa, the affordability gap for purchasing a new home is extreme for low income households and the burden is difficult for moderate households as well. To realize the goal of affordable homeownership, the City will work to expand the supply of such housing and to enhance affordability by providing direct assistance to income-qualified households.

First Time Home Buyer – Direct Assistance

Costa Mesa assists income and moderate income homebuyers through its Homebuyer Assistance Loan Program. This program provides a sizeable second mortgage to moderate income homebuyers purchasing a home in the City and is financed through Redevelopment Agency set-aside. Loans are made on a deferred payment, shared appreciation basis.

First Time Home Buyer - New Construction Acquisition/Rehabilitation/Condominium Conversion

The City will work with qualified developers to develop ownership housing affordable to low and moderate income households. As the City approaches build-out, lots appropriate for ownership housing become increasingly scarce. The City will pursue acquisition/rehabilitation opportunities where the City would acquire underutilized properties for construction of affordable ownership housing by qualified developers. This would serve the dual purpose of reducing slums and blight and providing affordable housing.

The City will also provide first time home buyer loans that include rehabilitation costs. This targets less expensive homes and improves the chance of a household becoming a homeowner. In addition, first-time homebuyer assistance can also be provided in association with condominium conversions.

Strategy 2: Preservation of Existing Housing Stock

Housing rehabilitation is a key strategy to improve and enhance low income and deteriorating neighborhoods in Costa Mesa. The City's Housing Rehabilitation Program includes the following components:

Single-Family Rehabilitation Loan Program

This program is designed to assist qualified property owners to improve single-family properties. Eligible improvements include, but not limited to, health and safety code items such as plumbing, electrical, roofing, etc.

The program offers deferred payment loans at zero-percent interest that is fully deferred until sale or refinance of the property. Maximum loan-to-value is 85 percent of the current market value. City staff will encourage the participation of seniors in this program. However, this program has a waiting list of approximately two years; qualified emergency repairs are given priority.

Neighborhood Improvement Grant Program

Small grants are available to assist with property improvements for both income-qualified single-family property owners and mobile home owners. City staff will encourage the participation of seniors in this program. However, the waiting list is approximately two years; qualified emergency repairs are given priority.

Neighborhood Clean Up

The City of Costa Mesa, the Orange County Fair Grounds, and the Volunteer Center of Orange County join forces to sponsor bi-annual "Neighbors for Neighbors" community clean-up days. The program uses volunteers to assist low income seniors in cleaning up their homes. Clean up activities include painting, removing weeds, and helping to haul away debris.

Acquisition and Rehabilitation – Multi-family Program

A key component of both preserving housing stock and creating affordable units is the conversion of deteriorated multi-family housing to safe, decent housing stock with affordable rents. This goal can be realized through the acquisition and rehabilitation of multi-family units. Targeted beneficiaries for this program are seniors. However, beneficiaries may be changed pursuant to future Council direction.

While this program can have a high per-unit cost, the benefits are three-fold: 1) improvement of the housing stock; 2) preservation and enhancement of the neighborhood's character; and 3) maintenance of housing units with long-term affordability. Costs for acquisition and rehabilitation are generally high, but the benefit of reducing slums and improving both the neighborhood and housing stock generally outweigh the costs.

Strategy 3: Lead-Based Paint Hazard Reduction Strategy

All federal housing programs currently contain provisions regarding assessment and abatement of risks associated with lead-based paint (LBP) in structures built prior to 1978. All of the City's CDBG- and HOME-funded housing programs will comply with the "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance" as published in Title 24 of the Code of Federal Regulations as part 35.

The City of Costa Mesa's goal of the five-year strategy is reduce the risks associated with LBP. Local efforts will be directed at achieving the following major tasks or objectives:

- Require lead-based paint testing in all rehabilitation projects where the unit was built prior to 1978 and if the units are occupied by children younger than six years of age. When samples test positive for lead-based paint, blood tests will be required for all children in the dwelling.
- Increase coordination between relevant public health, environmental, educational and housing programs.
- Achieve greater awareness and participation by the private sector in addressing LBP problems by providing educational materials about the health hazards of LBP and resources available for abating LBP.
- Integrate local LBP risk reduction efforts into existing housing programs.
- Work with the County Environmental Health Department and County Health Department to coordinate LBP hazard assessment and abatement.

Strategy 4: Removal of Barriers to Affordable Housing

Reduced Processing Time

State law limits processing time in most cases to one year and requires agencies to specify the information needed to complete an acceptable application. Jurisdictions are also required to work toward improving the processing procedure to achieve “one-stop” processing. The City of Costa Mesa has instituted actions aimed at reducing the impact of the public sector role in housing costs. Major efforts have involved the reduction in entitlement processing time. Specifically:

- Planning Commission has final approval authority over many actions (conditional use permits, variances, and certain design review functions).
- City staff has most site plan review responsibilities.
- Approval of a single Development Plan by the Commission and Council; no preliminary Development Plan approval is required.
- Minor permit is processed at the Staff level. Other staff level actions include minor modifications and administrative adjustments, which permit the Planning Division and Zoning Administrator to deviate from the Zoning Code.
- Concurrent review of related applications.

Cost Reduction/Gap Financing

Cost implications for developers of low-cost housing can be significant when City fees inhibit the ability to provide units affordable to low and moderate income households. To offset developer costs, the City may utilize several mechanisms:

- The City may install public improvements for affordable housing. This effort results in a reduction in fees paid by private housing developers, thereby resulting in lower rents.
- The City provides cost reductions to developers through the Density Bonus and Other Incentive Ordinance when a development sets aside a portion of units as housing affordable to low and moderate income households and seniors. Further cost reductions occur through increased densities and concessions such as flexibility in site development standards and zoning code requirements, reductions in development fees and dedication requirements, financial aid, and/or accelerated plan check.
- Additional cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone, SRO conversions, granny units, accessory units and the Planned Development program. For example, the Planned Development residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, mixed unit types and high rise apartments.

4.4.2 Homeless and Special Needs Populations

Certain segments of the population need special attention to their specific needs due to their unique circumstances. These groups include: the elderly and frail elderly; youth, particularly those considered “at-risk” (e.g. runaway or throwaway youth, abused children); persons with substance addiction; persons with disabilities, including HIV/AIDS; and victims of domestic violence.

The City of Costa Mesa identifies the following “High Priority” specific needs objectives for the next five years:

- **Youth:** Provide funding for recreation activities and after-school programs for youth.
- **Youth:** Support youth counseling and gang prevention programs for low and moderate income youth and teenagers.
- **Seniors:** Provide funding for delivered meals and nutrition services for seniors.
- **Seniors:** Provide health services for seniors.
- **Persons with Disabilities:** Fund services for physically and developmentally disabled residents of Costa Mesa.
- **Persons with Disabilities:** Fund employment programs and wellness programs for persons with disabilities.
- **Persons with Drug and Alcohol Abuses:** Fund alcohol/ drug abuse counseling, therapy, and out-patient treatment for low and moderate income persons who suffer from psychological disorders, mental illness, disability, and/or substance abuse.

Table 4-3 summarizes the City’s five-year priority non-homeless special needs. The dollar amount to address unmet needs indicated in Table 4-3 represents the maximum 15 percent of CDBG funds allowable for public and community services. These figures are estimates only and by no means represent guarantees for funding. Table 4-5 in Section 4.4.4 presents the City’s specific five-year objectives.

**Table 4-3
Priority Non-Homeless Special Needs**

Special Needs Subpopulations	Priority Need Level	Unmet Need	Primary Programs	Dollars to Address Unmet Need	Quantified Objectives
Elderly/Frail Elderly	High	9,182 elderly persons, including 3,371 frail elderly with a disability	Senior services, and ADA improvements	\$500,000	600 seniors annually
Severe Mental Illness	Low	Estimated 835 persons with severe mental illness	Needs are addressed primarily through the County	N/A	N/A
Physical/ Developmentally Disabled	High	Estimated 5,206 physically disabled and 3,260 developmentally disabled persons	Special needs services, ADA improvements	\$35,000	500 persons with disabilities (not including public improvement projects that involve accessibility improvements)
Persons with Alcohol/Drug Addictions	High	Estimated 8,400 persons with substance abuse issues	Needs are addressed primarily through the County	\$20,000	100 persons
Persons with HIV/AIDS	Low	180 persons living with AIDS	Needs are addressed primarily through Countywide efforts	N/A	N/A

Note: See Chapter 3, Housing and Community Development Needs Assessment, for more detailed discussions on populations with special needs.

Homeless and Special Needs Strategies

Strategy 1: Public Service Grants

Recognizing that both youth and senior services are high priorities to the residents of Costa Mesa and that services for special needs groups are often overlooked, Costa Mesa plans to use the 15 percent cap for public services.¹ Public services are delivered through competitive grants that are available to its service agencies annually. In order to reduce duplication of services, only one grant for each type of service (i.e., homelessness prevention or youth employment services) will be funded per year. Services will be distributed with an emphasis on youth, senior, and persons with disabilities.

Strategy 2: Continuum of Care Strategy for the Homeless

The City of Costa Mesa recognizes that homelessness is a regional issue that impacts every community in the region. The City supports the regional efforts to end homelessness through the Continuum of Care Strategy.

Homeless Prevention Strategy

The City recognizes that through providing preventative services, the City will decrease the number of households and individuals who will become homeless and require emergency shelter and assistance. The City seeks to prevent homelessness by funding emergency assistance for families and households at-risk of homelessness. Educating residents about available services is a key component in reducing homelessness. The City intends to reduce duplication of programs, and generally does not fund similar programs in a program year.

Homeless Outreach and Needs Assessment Strategy

The homeless require a broad spectrum of services from transportation assistance, life skills, childcare, to prescriptions. The City will work with homeless providers to identify gaps in assistance.

Emergency Shelter and Transitional Housing Strategy

The City supports social service providers that offer emergency shelter, transitional housing, motel vouchers, food, and a variety of other services. Discussions with homeless advocates and providers identified permanent housing and support services as their priorities for addressing the immediate needs of the homeless. In addition, long-term transitional and permanent housing is needed to allow individuals and families a chance to establish living skills. The City will continue to support public service agencies that are active in Costa Mesa.

The City will continue to support social services treating substance abuse, mental illness, and domestic violence situations which will enable recipients to stabilize and move into permanent housing.

Homeless Transition Strategy

The Orange County Homeless Coalition provides a full range of services from emergency housing/in-take to permanent housing with case management. The City will continue to support members of the Homeless Coalition dedicated to assisting homeless individuals and families transition to a permanent housing situation.

¹ Up to 15 percent of the CDBG annual allocation can be spent on public services.

4.4.3 Community Development Needs

Community development needs include infrastructure, public facilities, neighborhood improvements, and economic development. The City of Costa Mesa identifies the following “High Priority” community development objectives for the next five years:

- **Sidewalk Improvements:** Provide/replace sidewalks.
- **Street/Alley Improvements:** Repair Alley.
- **Street/Alley Improvements:** Rehabilitate streets in the Target Area.
- **ADA Improvements:** Promote accessibility in Target Area.
- **Drainage Improvements:** Provide funding for storm drain projects.
- **Code Enforcement:** Maintain and fund Code Enforcement staff at current level for Target Area.
- **Job Training:** Provide youth service funding for employment training.

Table 4-4 summarizes the City’s five-year priority community development needs. The dollar amount to address unmet needs indicated in Table 4-4 represents about 85 percent of the total CDBG funds anticipated over the next five years. These figures are estimates only and by no means represent guarantees for funding. Table 4-5 in Section 4.4.4 presents the City’s specific five-year objectives.

**Table 4-4
Priority Community Development Needs**

Priority Community Development Needs	Priority Level	Quantified Objectives	Dollars to Address Unmet Priority Needs
PUBLIC SERVICE NEEDS (people)			
Homeless Services	High	150 persons	\$1,172,000
Fair Housing	High		
Senior Services	High	3,000 seniors	
Handicapped Services	High	500 persons	
Youth Services	High	6,000 youth	
Child Care Services	High		
Transportation Services	Medium		
Substance Abuse Services	High	100 persons	
Employment Training	High	Included in youth and handicapped services	
Health Services	High	Included in seniors services	
Crime Awareness	Medium		
Other Public Service Needs	Medium		
Lead Hazard Screening	High	Incorporated as part of the City’s Housing Programs	

**Table 4-4
Priority Community Development Needs**

Priority Community Development Needs	Priority Level	Quantified Objectives	Dollars to Address Unmet Priority Needs		
PUBLIC FACILITY NEEDS (projects)					
Senior Centers	Medium	Pursue 15 community facilities and infrastructure improvements over the next five years	\$3,937,000		
Handicapped Centers	Medium				
Homeless Facilities	Low				
Youth Centers	Medium				
Childcare Centers	Medium				
Health Facilities	Medium				
Neighborhood Facilities	Medium				
Parks and/or Recreation Facilities	High				
Parking Facilities	Low				
Non-residential Historic Preservation	Low				
Other Public Facility Needs	Medium				
INFRASTRUCTURE (projects)					
Water/Sewer Improvements	High				
Street Improvements (include ADA improvements)	High				
Sidewalks (include ADA improvements)	High				
Solid Waste Disposal Improvements	Low				
Flood Drain Improvements	High				
Other Infrastructure Needs	Medium				
ECONOMIC DEVELOPMENT					
ED Assistance to For-Profits (businesses)	Low	Economic development needs in are addressed by the Redevelopment Agency			
ED Technical Assistance (businesses)	Low				
Micro-Enterprise Assistance (businesses)	Low				
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Low				
C/I* Infrastructure Development (projects)	Low				
Other C/I Improvements (projects)	Low				
CODE ENFORCEMENT					
Code Enforcement	High	Benefit 2,500 housing units	\$1,144,000		
PLANNING/ADMINISTRATION					
Planning/Administration (CDBG only)	High	N/A	\$1,563,000		
TOTAL ESTIMATED DOLLARS NEEDED			\$6,644,000		

Community Development Strategies

Strategy 1: Community Facilities and Infrastructure Improvements

Costa Mesa is dedicated to improving streets, storm drains, and sidewalks in the Target Area. By using CDBG funds in conjunction with Capital Improvement funds, Costa Mesa will be able to make substantial improvements during the 2005-2010 planning period. These improvements include street rehabilitation, sidewalk replacement, alley repairs, and storm drain improvements.

Strategy 2: Code Enforcement

The City provides code enforcement services throughout the City. CDBG funds are used to provide code enforcement activities in the CDBG Target Area to eliminate blight and improve the quality of neighborhood. The CDBG-funded program will focus on the enforcement of housing and other health and safety codes in low- and moderate-income Target Area. This program differs from the City's ongoing citywide efforts, which address enforcement of all municipal codes.

Strategy 3: Economic Development and Anti-Poverty Activities

The City of Costa Mesa promotes enabling residents to become self-sufficient through job training, housing assistance programs, and emergency assistance to households at-risk of homelessness. These actions effectively reduce the number of households in poverty by providing households the services and assistance necessary to improve their situation in life.

Costa Mesa works to enable residents to become employed or improve their job position through job training opportunities and programs providing assistance in finding employment. A list of agencies providing these services is available in Section 3.7.3 - Economic Development. In addition to providing employment services, the City regularly funds day care programs serving extremely low income households.

In addition to coordination with the various agencies that offer economic development and job training programs, another aspect of Costa Mesa's Anti-Poverty Strategy involves support for agencies which help people develop the skills needed to secure regular housing and income. Public assistance payments are not sufficient to keep a family above poverty. Persons living in poverty have a variety of need for legal assistance, child care health care, transportation, housing, social services, employment training, and education. Families face numerous barriers to finding and keeping housing.

The City coordinates with providers of assistance such as recreation programs, after-school activities, health care, counseling, and employment services to lower income youth, seniors, and families. This ensures that low income households receive necessary services and enable them to become self-sufficient.

The City seeks to retain affordable housing and contribute additional units to expand its affordable housing stock annually. The City partners with for-profit and non-profit developers for the construction, acquisition, and/or rehabilitation of housing to increase the number of affordable units. In addition, the City's first time homebuyer program is an "equity-building" program, recognized as an anti-poverty measure.

The City of Costa Mesa supports a continuum of care for its homeless and at-risk households. By reducing homelessness and providing services enabling individuals and families to become self-sufficient, the City reduces the number of homeless and assists its poverty level households.

4.4.4 Specific Five-Year Objectives

Table 4-5 summarizes specific objectives for housing, special needs, and community development objectives during the 2005 through 2010 planning period.

**Table 4-5
Summary of Five-Year Specific Housing, Special Needs/Homeless,
and Community Development Objectives**

Priority Housing, Special Needs, and Community Development Activities	Performance Measure	Proposed Five-Year Objectives
Specific Housing Objectives		
<p>#H-1 (First-Time Homebuyer – Direct Assistance)</p> <p>FY 2005/06 – FY 2009/10: Provide 15 first-time home buyer loans. Annual Goal: 3 loans Funding Sources: Redevelopment Housing Set-Aside funds (15 households)</p>	Output Measure: Households	15 households (120% MFI)
<p>#H-2 (First-Time Homebuyer – New Construction/ Acquisition/Rehabilitation/Condominium Conversion)</p> <p>FY2005/06 – FY 2009/10: Work with housing developers to provide 15 homes for first time homebuyers. Annual Goal: 3 households Funding Sources: Redevelopment Housing Set-Aside funds, HOME funds</p>	Output Measure: Households	8 households (80% MFI) 7 households (120% MFI)
<p>#H-3 (Single-Family Rehabilitation Loans)</p> <p>FY2005/06 – FY 2009/10: Provide 50 loans for rehabilitation of single-family homes Annual Goal: 10 households Funding Sources: HOME funds</p>	Output Measure: Households	15 households (30% MFI) 15 households (50% MFI) 20 households (80% MFI)
<p>#H-4 (Neighborhood Improvement Grants)</p> <p>FY2005/06 – FY 2009/10: Provide 150 grants for rehabilitation of single-family homes and mobile homes (including lead grants) Annual Goal: 30 households Funding Sources: HOME funds</p>	Output Measure: Households	50 households (30% MFI) 50 households (50% MFI) 50 households (80% MFI)
<p>#CD-3 (Neighbors for Neighbors)</p> <p>FY2005/06 – FY 2009/10: Continue neighborhood clean up days to assist 50 households Annual Goal: 10 households Funding Sources: CDBG funds</p>	Output Measure: Households	25 households (30% MFI) 25 households (50% MFI)

**Table 4-5
Summary of Five-Year Specific Housing, Special Needs/Homeless,
and Community Development Objectives**

Priority Housing, Special Needs, and Community Development Activities	Performance Measure	Proposed Five-Year Objectives
Specific Housing Objectives	Overall Outcome Measure: Increase homeownership opportunities by 0.5 percent	
	Overall Outcome Measure: Improve 1 percent of the City's housing units older than 35 years of age	
Specific Homeless Objectives		
<p>#Hm-1 (Homeless Emergency Shelters and Transitional Housing)</p> <p>FY2005/06 – FY 2009/10: Provide public service grants to support emergency shelters for 150 persons Annual Goal: 30 persons Funding Sources: CDBG funds</p>	Output Measure: Persons	150 persons
	Outcome Measure: Number of persons placed in supportive housing programs as a proportion of total assisted	
Specific Public Service Objectives		
<p>#PS-1 (Senior Services)</p> <p>FY2005/06 – FY 2009/10: Provide assistance to 3,000 seniors through a variety of services, including meals, health services, day care, etc. Annual Goal: 600 seniors Funding Sources: CDBG funds</p>	Output Measure: Persons	3,000 persons
	Outcome Measure: Number of seniors helped to allow them to age in place and avoid being institutionalized	
<p>#PS-2 (Youth Services)</p> <p>FY2005/06 – FY 2009/10: Provide assistance to 6,000 youth through a variety of services, including after school care, recreation, and employment training. Annual Goal: 1,200 youth Funding Sources: CDBG funds</p>	Output Measure: Persons	6,000 persons
	Outcome Measures: Number of youth diverted from gang activities; number of youth placed in jobs; reduction in juvenile delinquency	
<p>#PS-3 (Disability Services)</p> <p>FY2005/06 – FY 2009/10: Provide assistance to 500 persons with disabilities through a variety of services, including employment training, housing, and other supportive services Annual Goal: 100 persons with disabilities Funding Sources: CDBG funds</p>	Output Measure: Persons	500 persons
	Outcome Measures: Number of persons with disabilities assisted with employment/housing to maintain independent living	
<p>#PS-4 (Other Services)</p> <p>FY2005/06 – FY 2009/10: Provide supportive services to 500 persons with substance abuse issues, low income families at risk of homelessness, other special needs groups Annual Goal: 20 persons Funding Sources: CDBG funds</p>	Output Measure: Persons	100 persons
	Outcome Measures: Number of persons with assisted to achieve self-sufficiency	

**Table 4-5
Summary of Five-Year Specific Housing, Special Needs/Homeless,
and Community Development Objectives**

Priority Housing, Special Needs, and Community Development Activities	Performance Measure	Proposed Five-Year Objectives
Specific Community Facilities and Infrastructure Objectives		
#CD-1 (Community Facilities and Infrastructure Improvements) FY2005/06 – FY 2009/10: Pursue 15 community facilities and public improvements Annual Goal: 3 projects Funding Sources: CDBG funds	Output Measure: Projects	15 projects
	Outcome Measure: Revitalization of neighborhoods and elimination of blight	
#CD-2 (Code Enforcement) FY2005/06 – FY 2009/10: Continue code enforcement activities in CDBG Target Area Annual Goal: Assist 500 housing units Funding Sources: CDBG funds	Output Measure: Housing units and businesses	2,500 units
	Outcome Measure: Revitalization of neighborhoods and elimination of blight; correct housing and building codes violations	

4.5 Institutional Structure

The housing service delivery system in Costa Mesa consists of an extensive network of public, private, and non-profit organizations that sponsor new construction, rehabilitation, rental assistance, emergency shelter, transitional housing, and support services.

Public Institutions

The public institutions include the City of Costa Mesa's Housing and Community Development Division which administers CDBG and HOME funds, and the Costa Mesa Redevelopment Agency which operates the Affordable Housing Set-Aside program. Both City and Agency housing programs are managed by the City Manager's Office.

The Orange County Housing Authority (OCHA) administers Section 8 assistance for City residents. OCHA has close ties to the City through jointly funded projects.

The Orange County Health Care Agency operates a homeless drop-in center and mental health, drug, and alcohol treatment programs.

Non-Profit Organizations

Costa Mesa is home to many non-profit organizations providing housing related services. The City is also served by other organizations located outside the City. There are area-wide non-profit housing development organizations that have sponsored or collaborated with the City to provide affordable housing in Costa Mesa, including Civic Center Barrio Housing Corporation and Habitat for Humanity. In addition, there are many non-profit agencies that provide for Costa Mesa's diverse social service needs. These agencies are identified in the Housing and Community Development Needs Assessment.

Private Industry

A number of privately owned and operated housing facilities serve the special needs populations, which are identified in the Housing and Community Development Needs Assessment.

In addition, there are also numerous private developers who have participated in bond financing and density bonus programs to produce affordable housing. Other private developers have participated directly with public agencies on projects.

Overcoming Gaps

The major gap in the housing service delivery system is the limited funding available. In recent years, appropriations for the HOME, CDBG, and Section 8 programs have steadily declined while the affordability gap is widening. Given the costs of housing in the City and the region in general, the City must provide deep subsidies in order to bridge the affordability gap for lower and moderate income households, particularly for those making extremely low incomes.

To mitigate gaps in housing service delivery system, the City will:

- Continue the inter-agency formalized referral network between housing and service providers to reduce duplication and provide better coordination of service delivery.
- Continue to work with the private and non-profit housing sectors to create affordable housing opportunities for both renter and owner households.
- Continue to pursue additional funding sources to leverage the CDBG and HOME funds.
- Continue to implement priorities for funding the City's subrecipients to provide better targeting of scarce CDBG public service resources.

4.6 Coordination

The Citizen Participation section of the Consolidated Plan describes Costa Mesa's activities to enhance coordination between assisted housing providers and private and governmental health, mental health, and service agencies. The City's institutional structure for carrying out its housing and community development programs is described earlier in this section.

The City will coordinate and implement its housing and community development strategies through the following actions:

- Target acquisition/rehabilitation Request for Proposals (RFPs) to those areas and populations exhibiting the greatest need as indicated in the Consolidated Plan.
- Encourage social service providers to work with developers and community-based housing development organizations that receive Redevelopment/City assistance to make services available to affordable housing residents.

- Require non-profit organizations receiving CDBG funds to track "non-duplicated" assistance to Costa Mesa residents to assist the City in formulating and developing future housing and service strategies.

4.7 Monitoring

4.7.1 Monitoring Procedures

The City of Costa Mesa follows strict internal monitoring procedures to ensure funds are used appropriately and effectively. The internal monitoring responsibilities are shared among the City's grant specialist, Neighborhood Improvement Manager, and Finance Department, with the City Manager maintaining oversight responsibility of the use of CDBG and HOME grants.

Subrecipients are monitored through quarterly reports and onsite visits by the grants coordinator. The Integrated Disbursement and Information System (IDIS) is used to track expenditures and accomplishments of CDBG and HOME funds.

4.7.2 Performance Measures

In accordance with HUD Notice CPD-03-09 and HUD Information Bulletin CPD-2003-020, the City has been continually working to develop a system that measures productivity and program impact.

Productivity

As defined in the above referenced HUD Notice, productivity reflects the level of efficiency with which a grantee undertakes its activities. This can be measured by the quantity, quality, and pace that a project or activity is managed. The City currently employs processes that are designed to be used internally to assist the department in assessing performance and progress achieved.

The City uses the Integrated Disbursement and Information System (IDIS) to record accomplishments. This information is subsequently used by staff to prepare the Consolidated Annual Performance Evaluation Report (CAPER) and to evaluate future funding applications.

Program Impact

HUD Notice CPD-03-09 also determined that an appropriate performance measurement system would also include a component that measured program impact. Program impact reflects the extent to which activities yield the desired outcomes in the community or in the lives of persons assisted. Two means of determining impact are through the effects of output and outcome.

Output-Based Performance

Outputs are direct products of a program's activities: They are typically measured in terms of the volume of work accomplished, such as number of low-income households served, number of items processed, or number of units constructed or rehabilitated. The processes described above provide the department with the necessary level of information to satisfy the "outputs" component.

Outcome-Based Performance

Outcomes are benefits that result from a program or activity: Outcomes typically relate to a change in conditions, skills, knowledge, status, etc. Outcomes could include improved quality or quantity of local affordable housing stock, improved or revitalized neighborhoods or improved quality of life for program participants.

It is the City's intention to require each subrecipient of federal funds to describe beyond mere accomplishments how their programs and/or activities will provide a more comprehensive, far reaching level of improvement to each individual benefiting from the use of federal funds.

Appendix A: Summary of Survey Results

CITY OF COSTA MESA - RESIDENT SURVEY

WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?

Each year the City of Costa Mesa receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from HUD for local community development and housing projects. These two HUD programs provide over 2 million dollars to the City. To ensure appropriate priorities are set in spending the money, the City prepares a five-year plan to identify housing and community development needs and to develop a strategy to address the needs. The City Housing and Community Development Department wants you to have a voice in how the City invests this money. Please assist us by filling out this survey.

As you fill-out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

Check if it applies to you: I am 62 years or older I am 18 years or younger
 I am disabled I am a female head of household

Please provide the ZIP CODE of your residence: _____

Please circle your choice using the range from 1 - 4, 1 indicates the lowest need, 4 indicates the highest need.

Community Facilities	Lowest		Highest		Community Services	Lowest		Highest	
Senior Centers	1	2	3	4	Senior Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Child Care Centers	1	2	3	4	Child Care Services	1	2	3	4
Park & Recreational Facilities	1	2	3	4	Transportation Services	1	2	3	4
Health Care Facilities	1	2	3	4	Anti-Crime Programs	1	2	3	4
Community Centers	1	2	3	4	Health Services	1	2	3	4
Fire Stations & Equipment	1	2	3	4	Mental Health Services	1	2	3	4
Libraries	1	2	3	4	Legal Services	1	2	3	4
Infrastructure	Lowest		Highest		Neighborhood Services	Lowest		Highest	
Drainage Improvement	1	2	3	4	Tree Planting	1	2	3	4
Water/Sewer Improvement	1	2	3	4	Trash & Debris Removal	1	2	3	4
Street/Alley Improvement	1	2	3	4	Graffiti Removal	1	2	3	4
Street Lighting	1	2	3	4	Code Enforcement	1	2	3	4
Sidewalk Improvements	1	2	3	4	Parking Facilities	1	2	3	4
					Cleanup of Abandoned Lots and Buildings	1	2	3	4
Special Needs Services	Lowest		Highest		Businesses & Jobs	Lowest		Highest	
Centers/Services for Disabled	1	2	3	4	Start-up Business Assistance	1	2	3	4
Accessibility Improvements	1	2	3	4	Small Business Loans	1	2	3	4
Domestic Violence Services	1	2	3	4	Job Creation/Retention	1	2	3	4
Substance Abuse Services	1	2	3	4	Employment Training	1	2	3	4
Homeless Shelters/Services	1	2	3	4	Commercial/Industrial Rehabilitation	1	2	3	4
HIV/AIDS Centers & Services	1	2	3	4	Façade Improvements	1	2	3	4
Neglected/Abuse Children Center and Services	1	2	3	4	Business Mentoring	1	2	3	4

Please see back →

Housing	Lowest			Highest
ADA Improvements	1	2	3	4
Ownership Housing Rehabilitation	1	2	3	4
Rental Housing Rehabilitation	1	2	3	4
Homeownership Assistance	1	2	3	4
Affordable Rental Housing	1	2	3	4
Housing for Disabled	1	2	3	4
Senior Housing	1	2	3	4
Housing for Large Families	1	2	3	4
Fair Housing Services	1	2	3	4
Lead-Based Paint Test/Abatement	1	2	3	4
Energy Efficient Improvements	1	2	3	4

Please write in any needs not listed above:

Please return surveys **by Friday,**
January 28, 2005 to:

Muriel Ullman
City of Costa Mesa
Housing and Community Development
P.O. Box 1200
Costa Mesa, CA 92628-1200

CIUDAD DE COSTA MESA- ENCUESTA DE RESIDENTES

¿QUE SON LAS NECESIDADES DE VIVENDAS Y DESARROLLO COMUNITARIO EN SU COMUNIDAD?

Cada año, la Ciudad de Costa Mesa recibe Fondos Gratuitos Globales para Desarrollo Comunitario (CDBG) y fondos del Programa de Asociación Para Inversiones en Vivienda (HOME) de HUD para apoyar el desarrollo de la comunidad local y actividades de viviendas. Estos programas de HUD proporcionan 2 millones de dólares a la Ciudad. Para asegurar que el dinero se gaste en prioridades apropiadas, HUD requiere que la ciudad prepare un plan de cinco años que identifica las necesidades de viviendas y desarrollo comunitario y para desarrollar una estrategia que se dirija a las necesidades. El Departamento de Viviendas y Desarrollo Comunitario de la Ciudad quiere que usted tenga voz en como la Ciudad invierte este dinero. Por favor ayúdenos llenando este cuestionario.

Cuando comience a llenar el cuestionario, por favor considere lo siguiente: 1) Considere las necesidades de su comunidad y como pueden ser mejoradas; y 2) Valore el nivel de necesidad de cada uno de los siguientes artículos y circule el que mejor aplique.

Marque si uno se aplica a usted: Tengo más de 62 años de edad Tengo 18 años de edad o menos
 Estoy Incapacitado Soy mujer y soy la cabeza de casa

Por favor, provea el Código Postal de su residencia: _____.

Usando el rango de 1-4, 1 indica lo menos necesitado, 4 indica lo más necesitado.

Lugares Comunitarios	Bajo	Alto	Servicios Comunitarios	Bajo	Alto
Centros para Personas Mayores	1 2 3 4		Actividades para Personas Mayores	1 2 3 4	
Centros para Jóvenes	1 2 3 4		Actividades para Jóvenes	1 2 3 4	
Centros para el cuidado de niños	1 2 3 4		Servicios de cuidado para niños	1 2 3 4	
Locales de Recreación y Parques	1 2 3 4		Servicios de Transportación	1 2 3 4	
Locales para el cuidado de salud	1 2 3 4		Programas de Anti-Crimen	1 2 3 4	
Centros para la Comunidad	1 2 3 4		Servicios de Salud	1 2 3 4	
Estaciones de Bomberos y Equipo	1 2 3 4		Servicios de Salud Mental	1 2 3 4	
Biblioteca	1 2 3 4		Servicios Legales	1 2 3 4	
Infraestructura	Bajo	Alto	Servicios de Vecindario	Bajo	Alto
Mejoría de desagüe	1 2 3 4		Sembrar Árboles	1 2 3 4	
Mejoría de agua/cloaca	1 2 3 4		Remover basura y detrito	1 2 3 4	
Mejoría de calle/callejón	1 2 3 4		Remover Graffiti	1 2 3 4	
Iluminación de calle	1 2 3 4		Enforzar Códigos	1 2 3 4	
Mejoría de acera	1 2 3 4		Locales de Parqueo	1 2 3 4	
			Limpiar Lotes y Edificios Abandonados	1 2 3 4	
Servicios Para Necesidades Especiales	Bajo	Alto	Negocios y Trabajos	Bajo	Alto
Centros/Servicios par personas incapacitadas	1 2 3 4		Asistencia en Comenzar un Negocio	1 2 3 4	
Mejoría de Accesibilidad	1 2 3 4		Préstamos para Pequeños Negocios	1 2 3 4	
Servicios de Violencia Domestica	1 2 3 4		Retención/Creación de Trabajos	1 2 3 4	
Servicios para Abuso de Substancias	1 2 3 4		Entrenamiento de empleado	1 2 3 4	
Servicios de Amparo para Personas sin Hogar	1 2 3 4		Rehabilitación de Comercio/Industrial	1 2 3 4	
Servicios y Centros de HIV/SIDA	1 2 3 4		Mejoría de fachada	1 2 3 4	
Servicios y Centros para Niños de Negligencia/Abuso	1 2 3 4		Mentor de Negocio	1 2 3 4	
Viviendas	Bajo	Alto	Viviendas	Bajo	Alto
Mejoría de ADA	1 2 3 4		Viviendas para Personas Mayores	1 2 3 4	
Rehabilitación para viviendas de propietario	1 2 3 4		Viviendas para familias grandes	1 2 3 4	
Rehabilitación para viviendas de alquilar	1 2 3 4		Servicios de Vivienda Justa	1 2 3 4	
Asistencia para personas interesadas en ser propietarios	1 2 3 4		Examen de pintura basada en plomo/disminución	1 2 3 4	
Viviendas Económicas de Alquilar	1 2 3 4		Mejoría de Energía Eficiente	1 2 3 4	
Viviendas para personas incapacitadas	1 2 3 4				

Por favor, escriba cualquier necesidad que no se encuentre en la lista de arriba.

Por favor regrese el cuestionario para lunes Enero 28, 2005 a:

**Muriel Ullman
City of Costa Mesa
Housing and Community Development
P.O. Box 1200
Costa Mesa, CA 92628-1200**

Survey Results

Housing and Community Development Needs Survey

Community Facilities	Average Score	Community Services	Average Score
Park & Recreational Facilities	2.93	Anti-Crime Programs	3.30
Health Care Facilities	2.85	Youth Activities	2.82
Youth Centers	2.84	Health Services	2.74
Libraries	2.83	Transportation Services	2.69
Fire Stations & Equipment	2.76	Mental Health Services	2.54
Community Centers	2.57	Senior Activities	2.49
Child Care Centers	2.57	Child Care Services	2.41
Senior Centers	2.40	Legal Services	2.35
Infrastructure	Average Score	Neighborhood Services	Average Score
Street/Alley Improvement	3.21	Graffiti Removal	3.06
Drainage Improvement	3.03	Code Enforcement	3.01
Sidewalk Improvements	2.89	Trash & Debris Removal	3.00
Street Lighting	2.80	Cleanup of Abandoned Lots and Buildings	2.79
Water/Sewer Improvement	2.74	Parking Facilities	2.70
		Tree Planting	2.53
Special Needs Services	Average Score	Businesses & Jobs	Average Score
Neglected/Abuse Children Center and Services	2.79	Job Creation/Retention	2.93
Homeless Shelters/ Services	2.69	Employment Training	2.79
Substance Abuse Services	2.63	Start-up Business Assistance	2.73
Domestic Violence Services	2.58	Commercial/Industrial Rehabilitation	2.70
Centers/Services for Disabled	2.54	Façade Improvements	2.67
Accessibility Improvements	2.46	Small Business Loans	2.49
HIV/AIDS Centers & Services	2.35	Business Mentoring	2.36
Housing	Average Score		Average Score
Rental Housing Rehabilitation	2.91	Fair Housing Services	2.64
Energy Efficient Improvements	2.90	Housing for Disabled	2.54
Senior Housing	2.82	Lead-Based Paint Test/Abatement	2.45
Homeownership Assistance	2.80	ADA Improvements	2.37
Affordable Rental Housing	2.77	Housing for Large Families	2.22
Ownership Housing Rehabilitation	2.71		

Appendix B:
Summary of Public Comments

Summary of Public Comments

Appendix B

Public comments to be provided at the end of the comment period.

