



**CITY OF COSTA MESA**  
**2015-2019 CONSOLIDATED PLAN & 2015-2016**  
**ANNUAL ACTION PLAN**

**DRAFT**  
**APRIL 2015**

# TABLE OF CONTENT

EXECUTIVE SUMMARY .....	1
THE PROCESS .....	6
NEEDS ASSESSMENT .....	19
HOUSING MARKET ANALYSIS.....	54
STRATEGIC PLAN .....	79
ANNUAL ACTION PLAN.....	109
APPENDIX.....	137



## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The 2015-2019 Consolidated Plan for the City of Costa Mesa satisfies federal requirements that must be met in order for the City to receive Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a planning document that identifies the City's housing and community needs and outlines a strategy to address these needs utilizing HUD funds. The Plan includes the following components:

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

The City's Consolidated Plan has been devised in a way that supports HUD's community planning and development goals, which are to provide decent housing, provide a suitable living environment, and expand economic opportunities.

HUD regulations require that the Consolidated Plan cover a three to five-year planning period. The City has prepared this Consolidated Plan to cover a five-year planning period that begins July 1, 2015, through June 30, 2020.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on an analysis of housing/community needs and a market analysis, the following five-year objectives/outcomes have been identified for implementation in the 2015-2019 Consolidated Plan:

Goal Name	Category	Priority Need	Needs Addressed	Potential Funding	Goal Outcome Indicator
Owner Occupied Housing Rehabilitation	Affordable Housing	High	Owner Occupied Housing	HOME: \$1,000,000	Homeowner Housing Rehabilitated: 50 Household Housing Units
Rental Housing Rehabilitation	Affordable Housing	Low	Rental Housing Acquisition / Rehabilitation	HOME: \$100	Rental units rehabilitated: 1 Household Housing Unit
Rental Housing Acquisition	Affordable Housing	Low	Rental Housing Acquisition / Rehabilitation	HOME: \$100	Rental units acquired: 1 Household Housing Units
Code Enforcement	Affordable Housing	High	Housing Code Enforcement	CDBG: \$1,250,000	Housing Code Enforcement: 1,250 Housing Units
Emergency Shelter	Homeless	High	Homeless Services and Housing	CDBG: \$10,000	Homeless Person Overnight Shelter: 10 Persons Assisted
Transitional Housing	Homeless	High	Homeless Services and Housing	CDBG: \$75,000	Homeless Person Overnight Shelter: 75 Persons Assisted
Rapid Re-housing	Homeless	High	Homeless Services and Housing	CDBG: \$60,000	Rapid Rehousing: 25 Households Assisted
Homelessness Prevention	Homeless	High	Homeless Services and Housing	CDBG: \$15,000	Homelessness Prevention: 10 Persons Assisted
Tenant-Based Rental Assistance	Homeless	Low	Homeless Services and Housing	HOME: \$100	Tenant-based rental assistance: 1 Household Assisted

<b>Goal Name</b>	<b>Category</b>	<b>Priority Need</b>	<b>Needs Addressed</b>	<b>Potential Funding</b>	<b>Goal Outcome Indicator</b>
Senior/Frail Elderly Services	Non-Homeless Special Needs	High	Services for Elderly/Frail Elderly	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
Services for Disabled	Non-Homeless Special Needs	High	Services for Disabled	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
Youth Services	Non-Housing Community Development	High	Youth Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
Low and Moderate Income Persons	Non-Housing Community Development	High	Services for Low & Moderate Income Persons	CDBG: \$115,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
Public Facilities	Non-Housing Community Development	High	Public Facilities	CDBG: \$250,000	Public Facility Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
Public Infrastructure Improvements	Non-Housing Community Development	High	Public Infrastructure	CDBG: \$2,500,000	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,500 Persons Assisted

Goal Name	Category	Priority Need	Needs Addressed	Potential Funding	Goal Outcome Indicator
Program Administration	Administration	High	Program Administration	CDBG: \$1,000,000	Other: 5 Other

### 3. Evaluation of past performance

At the time of the preparation of the 2015-2019 Consolidated Plan, the City of Costa Mesa has partially completed the final year of the 2010-2014 Consolidated Plan cycle. **Appendix Table A** provides a summary of the City’s 2010-2014 Consolidated Plan accomplishments. (Note that Fiscal Year (FY) 2014-2015 accomplishments are not included in this table.)

### 4. Summary of citizen participation process and consultation process

A key element of the Consolidated Plan preparation process is the input of residents, businesses and other community stakeholders. This input was facilitated by the implementation of the City’s Citizen Participation Plan (see **Appendix – page 23**). Opportunities for public participation included the following:

- “Housing & Community Needs Survey” – Survey was available online and by hard copy from January 15, 2015 through February 28, 2015. The survey was available in English and Spanish. A copy of the survey and a summary of results is provide in the **Appendix (page 2)**.
- Two community stakeholders’ meetings were held on January 22, 2015 and February 12, 2015. Meetings were held at two different locations (City Hall and Costa Mesa Senior Center) during evening hours (see meeting flyers **Appendix page 7**).
- Resident advisory committee public meeting to receive input regarding public service needs and to prioritize funding for FY 2015-16 public service grants (March 4, 2015).
- City Council Public Hearing to receive additional public input and to approve the 2015-2019 Consolidated Plan and the FY 2015-16 CDBG and HOME program funding plan (May 5, 2015)

During the preparation of the Consolidated Plan, the City also consulted with other City departments, community-based social service providers, adjacent local governments, and various County/State agencies.

### 5. Summary of public comments

[To be updated at the end of the public comment period]

### 6. Summary of comments or views not accepted and the reasons for not accepting them

[To be updated at the end of the public comment period]

## **7. Summary**

The 2015-2019 Consolidated Plan has been prepared by the City of Costa Mesa in order to continue to receive CDBG and HOME funds over the next five-year time period. In order to determine how the City will allocate these funds, a public input process was utilized. This process included solicitation of information regarding priority housing and non-housing community needs from State and County agencies and local service providers. City residents were invited to participate in the process via a needs survey, and by attending various community workshops and meetings. Comments received at meetings were addressed; however, as required, all written comments and Staff responses are incorporated into this document.

HUD has notified the City of Costa Mesa that it will receive \$1,028,141 in CDBG and \$327,658 in HOME funds for FY 2015-2016. The City has also identified prior year funds that will be available to undertake eligible activities in FY 2015-2016. The Annual Action Plan outlines the use of these funds which include housing rehabilitation for lower income homeowners, public facility and infrastructure improvements, the enforcement of housing and building codes, social services for lower income Costa Mesa residents, and program administration. Activities to be funded will address a priority need identified in the Consolidated Plan.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	COSTA MESA	Housing & Community Dev/Development Services
HOME Administrator	COSTA MESA	Housing & Community Dev/Development Services

Table 1 – Responsible Agencies

### Narrative

The City’s Housing and Community Development (HCD) Division of the Development Services Department is primarily responsible for the preparation of the Consolidated Plan and for administration of CDBG and HOME funds.

### Consolidated Plan Public Contact Information

Mike Linares, CDBG/HOME Coordinator, 77 Fair Drive, Costa Mesa, CA 92628, (714) 754-5678 – [mike.linares@costamesaca.gov](mailto:mike.linares@costamesaca.gov).

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Consolidated Plan process requires jurisdictions to contact and consult with other public and private agencies when developing the Plan. The Consolidated Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Costa Mesa does not own or manage public housing. Similarly, the City does not administer the Housing Choice Voucher Program. The voucher program is administered in the City of Costa Mesa by the Orange County Housing Authority (OCHA). The City is a member of the OCHA Cities Advisory Committee, which provides OCHA staff with input regarding program policies.

In January 2011, the City Council created a Homeless Task Force to address challenges caused by the City's homeless population. The Task Force brought together diverse members of the community, including church leaders, business owners, social workers, mental health experts, police officers, and residents, in an effort to, "establish realistic strategies and make recommendations that address the needs of the Costa Mesa community, residents, businesses and the homeless." The Homeless Task Force served as the basis for the creation of additional homeless and neighborhood-issues based working groups that have been key to the coordination of private, faith-based, and government health, mental health and service agencies.

One such working group was the Neighborhood Improvement Task Force. The Neighborhood Improvement Task Force, which was primarily a multi-departmental working group, was established to address issues such as homelessness, recovery homes, abandoned properties, motels, and neighborhood preservation. To complete these tasks, the assistance of other government and nonprofit service agencies were engaged. Examples include the Orange County Probation Department, Orange County Health Care Agency – Mental Health Division, Orange County Library System, and the Veterans Administration. Nonprofit and faith-based service providers that were engaged included Mercy House Transitional Living Center, Veterans First, Saddleback Church, The Crossing Church, and many others.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

In 2014, the Neighborhood Improvement Task Force gave way to the Network for Homeless Solutions (NHS), a working group of City staff, representatives of service providers and faith-based organizations. The NHS is focused on establishing direct links to services for the homeless - especially for those with strong ties to Costa Mesa - and facilitating access to these services. Another key element of this working group is the undertaking of a unique count of the City's homeless with the assistance of local volunteers, churches and Vanguard University (located in Costa Mesa). The group also serves as a liaison to the business community by assisting them in mitigating impacts of homeless persons on those businesses and engaging businesses in supporting efforts to reduce homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the Orange County – Continuum of Care (OC-CoC) with the determination of ESG allocations, nor evaluating outcome, or developing policies and procedures for the administration of HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	211 ORANGE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional Continuum of Care coordinator and HMIS administrator; provided significant information regarding regional and City homeless population and shelter resources.
2	<b>Agency/Group/Organization</b>	State of California
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Economic Development Market Analysis Demographics
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various State departments and agencies were consulted to obtain information regarding employment, demographics, and lead poisoning.
3	<b>Agency/Group/Organization</b>	City of Costa Mesa
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-homeless Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various City departments, commissions and City Council provided a variety of data and information. Also played a key role in identifying priorities and with the allocation of HUD funds.
4	<b>Agency/Group/Organization</b>	Fair Housing Foundation
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Impediments to fair housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify the needs of lower income families and individuals requiring fair housing services. Also provided consultation on the City's strategy to address impediments to fair housing.
5	<b>Agency/Group/Organization</b>	Orange County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Public Housing Authority (PHA) Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OCHA provided significant information regarding the number of Costa Mesa residents receiving rental assistance and also those who have applied for rental assistance. Vouchers/Certificates provided by OCHA are a key component of the City's housing needs strategy for lower income renter households.
6	<b>Agency/Group/Organization</b>	Mercy House
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency assisted with development of the City's homeless strategy and implementation of service/housing programs to assist the homelessness and those at risk of becoming homeless.
7	<b>Agency/Group/Organization</b>	Families Forward
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and assisted with implementation of the City's homeless service/housing strategy with a focus on homeless families with children.
8	<b>Agency/Group/Organization</b>	Colette's Children's Home
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and assisted with implementation of the City's homeless service/housing strategy with a focus on homeless women and women with children.
9	<b>Agency/Group/Organization</b>	Elwyn California
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided input on City's special needs populations, specifically economic opportunities for persons with developmental disabilities.
10	<b>Agency/Group/Organization</b>	Mika Community Development Corp
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public service needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and provided input regarding the City's youth, specifically educational needs in lower income neighborhoods.
11	<b>Agency/Group/Organization</b>	Youth Employment Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Youth services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and provided input regarding the City's youth, specifically economic needs/opportunities for youth age 16 to 24.

12	<b>Agency/Group/Organization</b>	Community Senior Serve
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and provided input regarding the City's special needs populations, specifically seniors and frail elderly.
13	<b>Agency/Group/Organization</b>	Council on Aging Orange County
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency helped identify needs and provided input regarding the City's special needs populations, specifically seniors, frail elderly/disabled adults. Also provided data regarding special needs housing resources.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City made an effort to have as open a consultation process as possible. No one agency type was knowingly not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	211-OC	Helped the City establish needs and program goals to address homelessness in the City
Ten-Year Plan to End Homelessness	County of Orange	Helped establish priority homeless housing needs and discharge planning
Regional Analysis of Impediments to Fair Housing Choice	OC HUD Grantee Cities	Identified regional fair housing impediments that were applicable to the City and which were incorporated into Consolidated Plan goals

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
5-Year & 1-Year Public Housing Authority (PHA) Plan	Orange County Housing Authority (OCHA)	OCHA provided information regarding the housing needs of lower income renter households which were incorporated into the Consolidated Plan
City of Costa Mesa Capital Improvement Plan	City of Costa Mesa	Projects identified in the Capital Improvement Plan that are within CDBG-eligible areas were utilized to help establish Con Plan goals
City of Costa Mesa Housing Element	City of Costa Mesa	The City made an effort to ensure the Housing Element and Consolidated Plan were consistent
2012 Costa Mesa Homeless Census	Vanguard University	Costa Mesa homeless census data was utilized to prioritize use of limited funding and to identify the most vulnerable among the City's homeless

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The State Department of Health was consulted to obtain information regarding elevated lead blood levels in children as part of the City’s assessment of lead-based paint hazards. State agencies were also consulted to obtain updated housing and population information. The County of Orange was contacted to obtain an array of data including information regarding the number of households receiving rental assistance, homeless count, and regional homeless plans.

Local governments also assisted the City with preparation of the Consolidated Plan. As the current and past recipient of Housing Opportunities for Persons with AIDS (HOPWA) funds, the cities of Anaheim and Santa Ana were helpful in providing information regarding the number of Costa Mesa residents living with HIV and AIDS. The City also participated in roundtable meetings with other Orange County HUD grantees to discuss the preparation of a regional analysis of impediments to fair housing, and the impact of pending fair housing regulations.

**Narrative (optional):**

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Pursuant to HUD regulations, the City undertook several steps to obtain the input of community residents and stakeholders as it developed the Consolidated Plan. Consultation efforts included community workshops, a housing and community needs survey, and public meetings (resident advisory committee and City Council). The City also consulted with State and regional agencies, as well as special districts and neighboring cities.

The City utilized press notices, public announcements (at City Council meetings), the City's internet webpage, and newspaper notices, to inform residents and stakeholders of the opportunity to provide input and to review/comment on the draft Consolidated Plan.

All City Council meetings were notices in local newspapers of general circulation. Additionally, the draft Consolidated Plan was posted on the City's website for public review and comment, and hard copies were made available during the required 30-day public comment period which was held from April 6, 2015 to May 5, 2015 (see **Appendix page 11**).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting (1/22/15)	Non-targeted/broad community	Attendance: residents & social service provider (6)	<p>Where will survey results be posted?</p> <p>What is schedule for Con Plan?</p> <p>There is a need for more programs for youth – too many senior programs are being funded.</p> <p>How does the City verify the effectiveness of the program after it has been funded?</p>	NA	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting (2/2/15)	Non-targeted/broad community	Attendance: residents (15)	Is there a match requirement for either grant?  Can HOME funds be spent outside of the City of Costa Mesa?  Where will survey results be posted?  Why has there been a decrease in HUD funding?  How does the Council decide to allocate funds?	NA	NA
4	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee – (8) plus resident (1)	When will Committee’s recommendations be presented to the City Council?	NA	NA
5	Newspaper Ad	Non-targeted/broad community	NA	TBD	TBD	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Hearing	Non-targeted/broad community	TBD	TBD	TBD	NA

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

HUD has provided the City with extensive data in order to assess the housing needs of Costa Mesa residents. This data is based on five-year American Community Survey (ACS) data (for 2007-2011) and HUD's special tabulation of housing data – the Comprehensive Housing Assessment Strategy or CHAS. Updated information is provided when available.

The housing needs to be assessed in this section of the Consolidated Plan include the following:

- Household demographics including population, number of households, and the number of households experiencing “housing problems,” such as housing cost burden and overcrowding.
- The extent to which housing problems are experienced disproportionately by one or more racial or ethnic groups.
- Public housing needs – NOTE THE CITY OF COSTA MESA DOES NOT OWN OR MANAGE PUBLIC HOUSING.
- An assessment of homeless needs, including an estimated number of sheltered and unsheltered individuals.

This section will also assess the City's “Non-housing Community Development Needs,” that is, public facility, infrastructure, and social service needs.

### Definitions

Housing Problems: HUD's housing needs estimates are based on an assessment of Census data of households that are experiencing one or more “housing problems.” Per HUD, a household is experiencing a housing problem if their residential unit is subject to one or more of the following:

- Lack of a complete kitchen or plumbing facilities.
- Cost Burden - More than 30% of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Severe Cost Burden - More than 50% of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Overcrowded - Defined as a housing unit with 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

- Severely Overcrowded - Is defined as housing with more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Household Types: HUD data also characterizes households by type – HUD’s household definitions are as follows:

- Small Related: Household with two to four related members
- Large Related: Household with five or more related members
- Elderly: Household whose head, spouse, or sole member is a person who is at least 62 years of age
- Other: All other households

Housing Income: HUD also categorizes households by income groups:

- Extremely low-income – Household with an income equal to 0% to 30% of the Area Median Income (AMI)
- Very low-income – Households with an income equal to 30% to 50% of the AMI
- Low-Income – Household with an income equal to 50% to 80% of the AMI
- Low and Moderate-income or Lower Income – a household with an income less than 80% of AMI
- Moderate-income – a household with income equal to 80% to 100% of AMI

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The data in this section analyzes households with housing problems, that is those experiencing 1) overcrowding; 2) substandard housing; 3) cost burden (paying more than 30% of household income for housing costs); and 4) severe cost burden (spending over 50% of household income for housing costs).

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	109,084	109,796	1%
Households	39,371	40,720	3%
Median Income	\$50,732.00	\$65,471.00	29%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### UPDATED INFORMATION:

A search of current data found that the California Department of Finance estimates Costa Mesa's 2014 population at 111,846. This same State agency also estimates there are 39,984 Costa Mesa households. The 2009-2013 American Community Survey 5-Year Estimates approximates Costa Mesa's median income at \$65,830 [2009-2013 American Community Survey 5-Year Estimates - Table DP03].

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,740	5,690	7,385	4,985	16,920
Small Family Households *	1,600	2,190	2,940	1,720	8,135
Large Family Households *	770	925	750	450	1,025
Household contains at least one person 62-74 years of age	755	770	1,030	520	2,520
Household contains at least one person age 75 or older	880	705	700	330	750
Households with one or more children 6 years old or younger *	1,280	1,420	1,345	715	1,039
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	45	125	30	305	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	315	260	175	70	820	0	25	10	10	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	605	615	585	200	2,005	50	60	40	35	185
Housing cost burden greater than 50% of income (and none of the above problems)	2,330	1,840	410	50	4,630	965	760	705	400	2,830

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	155	990	2,355	1,170	4,670	105	295	490	450	1,340
Zero/negative Income (and none of the above problems)	240	0	0	0	240	130	0	0	0	130

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,350	2,765	1,290	345	7,750	1,015	840	765	445	3,065
Having none of four housing problems	555	1,220	3,725	3,055	8,555	450	865	1,605	1,140	4,060
Household has negative income, but none of the other housing problems	240	0	0	0	240	130	0	0	0	130

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,180	1,655	1,045	3,880	210	360	595	1,165
Large Related	605	585	315	1,505	80	150	125	355
Elderly	635	310	235	1,180	465	485	390	1,340
Other	1,045	1,090	1,480	3,615	320	100	85	505
Total need by income	3,465	3,640	3,075	10,180	1,075	1,095	1,195	3,365

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,075	820	105	2,000	195	295	425	915
Large Related	565	145	20	730	80	105	85	270
Elderly	560	270	65	895	395	285	165	845
Other	1,030	815	215	2,060	300	90	35	425
Total need by income	3,230	2,050	405	5,685	970	775	710	2,455

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	755	625	525	210	2,115	50	60	35	15	160
Multiple, unrelated family households	135	270	195	55	655	0	25	10	30	65

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	35	0	55	0	90	0	0	0	0	0
Total need by income	925	895	775	265	2,860	50	85	45	45	225

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

HUD’s data does not provide a breakdown of single person households in need of housing assistance. It does provide information for “Other” households, which is defined by HUD as “an individual or household that is not a family, living alone or with non-relatives.” The 2007-2011 American Community Survey does provide more data regarding one-person households. According to this source, the largest segment of the City’s single-person households are age 15 to 54, followed by single person households age 65 and older (see **Appendix Table B**).

**Table B** seems to indicate that the majority of Costa Mesa’s single-person households are an age where they are reaching, or are in, their prime earning potential. The majority of this age group are renters which seems to further indicate a more mobile population group, i.e., they may move in or out of the city as employment opportunities and life situations change. Housing needs for this group of households may focus on location to work centers, amenities, and affordable housing. The next largest group of one-person households are homeowners age 65 and older (when combined with one-person households age 74 and over). These households are most likely empty nesters or mobile home owners. Housing needs for these households may focus on housing rehabilitation assistance in order to improve their homes without incurring additional debt.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

OCHA reports that its 2012 housing assistance waitlist included 354 disabled Costa Mesa applicants – 54 of these applicants were households with minor children.

The State of California, Department of Justice reports that in 2013, 9,960 domestic violence-related calls for assistance were reported to various Orange County law enforcement agencies. Orange County's 2014 Point-In-Time count of the region's homeless reported that 467 victims of domestic violence were sheltered on the night of the count. With 3.6% of the County's population, it is estimated that at any point in time, 17 Costa Mesa victims of domestic violence would be in need of housing assistance.

### **What are the most common housing problems?**

Based on HUD's data (Table 7), an estimated 16,840 of the City's households, with incomes equal to the county median income or less, are experiencing one of four "housing problems." More specifically, based on this HUD data, approximately 80.0% of renter and owner households, regardless of income, have a housing cost burden. With respect to crowding, HUD's data indicates that approximately 16.0% of households are impacted by some form of crowding. Substandard housing is not a significant issue (1.9% of listed households).

### **Are any populations/household types more affected than others by these problems?**

As outlined above, based on HUD data, the most prevalent problem among Costa Mesa households is cost burden. Crowding is problematic - housing lacking complete plumbing or kitchen facilities represents less than 2% of the City's housing problems.

Housing Cost Burden (30% of income for housing) - The following findings are based on HUD data Table 9. Data is only for lower income households, i.e., households with an income equal to or less than 80% AMI:

- Regardless of tenure, approximately 37.2% of Small Related, lower income Costa Mesa households are housing cost burdened. This is the largest segment of households impacted by housing cost burden.
- Among lower income renter households, the largest segment of cost burden households are Small Related households (approximately 38.1%).
- Among extremely low-income renter households, approximately 53.8% of Elderly households are cost burdened.
- Among lower income homeowner, the largest segment of cost burdened households are Elderly households (approximately 39.8%).
- Among extremely low-income homeowners, approximately 63.4% of "Other" households are cost burdened.

Severe Cost Burden (50% of income for housing) - The following findings are based on HUD data Table 10. Data is only for lower income households, i.e., household with an income equal to or less than 80% AMI:

- Regardless of tenure, approximately 35.8% of Small Related, lower income Cost Mesa households are severely housing cost burdened. This is the largest segment of households impacted by severe housing cost burden.
- Among lower income renter households, the largest segment of severely cost burden households are “Other” households (approximately 36.2%).
- Among extremely low-income renter households, approximately 77.4% of Large Related households are severely housing cost burdened.
- Among lower income homeowner, the largest segment of severely cost burdened households are Small Related households (approximately 37.3%).
- Among extremely low-income homeowners, approximately 70.6% of Elderly households are severely cost burdened.

Crowding - The following findings are based on HUD data Table 11. Data is only for households with an income equal to or less than 100% AMI:

- 3,085 Costa Mesa households have a crowding issue. Of these households:
  - Approximately 74% of single family renter households are living in crowded housing units.
  - Over 71% of single family owner households are living in crowded housing units.
  - Approximately 23.3% of renter and homeowner households that are occupied by “multiple, unrelated family households,” are crowded.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The National Alliance to End Homelessness suggests that households at risk of homelessness are often on a fixed income or marginally employed. Due to limited income and high housing costs, at risk households are typically cost burdened, and in most cases, severely cost burdened (National Alliance to End Homelessness website, FAQ). Table 10 indicates that a significant number of Costa Mesa extremely low-income households are severely cost burdened. An estimated 3,230 extremely low-income renter households are paying more than 50% of income for housing – 1,640 of these households are “related” families. Table 10 also shows that an estimated 970 owner households are severely housing cost burdened - it is important to note that the largest segment of at-risk homeowners are seniors (40.7%). Senior households are most often on fixed incomes and living with significant medical issues making their housing situation precarious.

The City of Costa Mesa does not receive Emergency Solutions Grant (ESG) funds or other HUD funding that may be used for rapid re-housing, therefore, the City does not have any information regarding formerly homeless families and individuals receiving rapid re-housing assistance that may be nearing the termination of assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

As indicated previously, extremely low-income households that are experiencing severe housing cost burden are most at risk of becoming homeless. The methodology for estimating the number of renter and owner households that may be at risk of homelessness is outlined above.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The National Alliance to End Homelessness has indicated that households with extremely low-income and that are severely housing costs burdened are most at risk of becoming homeless.

**Discussion**

Based on HUD data, a significant percentage of low and moderate-income Costa Mesa households are experiencing a housing problem. The most prevalent housing issue is housing cost:

- Among lower income households, Small Related households represent the largest segment of households that are housing cost burdened (37.2%).
- Among lower income renter households, the largest segment of households impacted by housing cost burden are Small Related households (38.1%), and among homeowners, Elderly households represent the largest segment of households impacted by housing cost burden (39.8%).
- Among lower income households, Small Related households represent the largest segment of households that are severely housing cost burdened (35.8%)
- Among lower income renter households, the largest segment of households impacted by severe housing cost burden are “Other” households (36.2%), and among homeowners, Small Related households represent the largest segment of households impacted by severe housing cost burden (37.3%).

HUD data indicates that substandard housing is not a significant issue in the City; however, crowded housing, among households with an income equal to or less than 100% of AMI, is problematic:

- Less than 2% of the City’s housing stock occupied by median income households lack complete plumbing or kitchen facilities.

- 73.7% of crowded housing units are occupied by single family households (with incomes equal to or less than 100% AMI) – 23.3% of crowded housing units are occupied by “multiple, unrelated family households.”

There is a significant number of households in the City that are potentially at risk of homelessness. These are households with extremely low income (0% to 30% AMI) that are paying more than 50% of their income for housing (severely housing cost burdened). According to HUD data, 4,200 households meet these characteristics (3,230 renter households and 970 owner households).

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

For this analysis, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10% points higher than the percentage of persons in that category as a whole. For example, if 30% of the City’s residents are Hispanic, and HUD data indicates that 40.1% of extremely low-income Hispanic households have a housing problem, then this group of Hispanics would be identified as having a disproportionately greater need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,420	680	335
White	2,265	390	220
Black / African American	40	0	0
Asian	360	175	115
American Indian, Alaska Native	30	0	0
Pacific Islander	60	55	0
Hispanic	1,625	55	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,380	795	0
White	2,195	560	0
Black / African American	0	35	0
Asian	335	45	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,795	150	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,280	3,000	0
White	2,820	1,770	0
Black / African American	45	95	0
Asian	390	310	0
American Indian, Alaska Native	69	60	0
Pacific Islander	0	0	0
Hispanic	1,870	735	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,205	2,750	0
White	1,385	2,130	0
Black / African American	14	35	0
Asian	205	195	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	525	370	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### UPDATED INFORMATION:

The table below provides updated information regarding the racial and ethnic composition of Costa Mesa. Based on this Census data, Whites, Asians and Hispanics/Latinos are the largest racial/ethnic minority populations in the City.

Race	Estimate	Percent
White	74,377	67.1%
Black or African American	1,468	1.3%
American Native and Alaska Native	302	.03%
Asian	10,094	9.1%
Native Hawaiian and Other Pacific Islander	729	0.7%
Some other race	20,363	18.4%
Two or more races	3,538	3.2%
Ethnicity	Estimate	Percent
Not Hispanic or Latino	71,853	64.8%
Hispanic or Latino	39,018	35.2%
Source: American Community Survey 2009-2013 DP05		
* Sum may not total 100% due to estimate Margin of Error		

**Table 17 - Racial/Ethnic Composition of Costa Mesa**

### Discussion

Based on HUD's data provided in Tables 13 through 16, regardless of income, White, Asians, and Hispanic households are experiencing one of the four HUD housing problems in roughly the same ratio as their respective proportion of the City's population, that is, no racial/ethnic population is experiencing a disproportionate housing problem.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As outlined above, HUD defines the existence of a “disproportionately greater need,” when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. The difference from the above assessment is the data below evaluates the disproportionately greater housing needs of households that have a “severe” housing problem, that is, they have more than 1.5 persons per room (versus 1.01 persons per room), and/or they pay more than 50% of household income for housing (versus 30% of household income for housing).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,035	1,055	335
White	2,045	615	220
Black / African American	40	0	0
Asian	310	225	115
American Indian, Alaska Native	0	30	0
Pacific Islander	60	55	0
Hispanic	1,550	130	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,050	2,125	0
White	1,515	1,240	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	0	35	0
Asian	200	185	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,315	635	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,345	5,940	0
White	990	3,595	0
Black / African American	10	125	0
Asian	120	580	0
American Indian, Alaska Native	29	95	0
Pacific Islander	0	0	0
Hispanic	1,175	1,425	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS

Source:

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	685	4,270	0
White	350	3,160	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	10	40	0
Asian	35	360	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	265	625	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data** 2007-2011 CHAS

**Source:**

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

As with the prior assessment of disproportionately greater housing need, based on HUD’s data from Tables 18 through 21, regardless of income, White, Asian, and Hispanic households are experiencing one of the four HUD severe housing problems in proportion to their respective percentage of the City’s whole population with one exception – Hispanics with incomes of 50% to 80% of AMI. According to HUD’s data, 50.1% of this minority population group is disproportionately impacted by a housing problem.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

As indicated above, HUD defines the existence of a “disproportionately greater need,” when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. Table 22 provides HUD data solely regarding the cost burden of housing.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,595	9,050	8,479	335
White	15,295	5,375	4,890	220
Black / African American	395	100	50	0
Asian	1,905	830	695	115
American Indian, Alaska Native	64	90	4	0
Pacific Islander	120	0	70	0
Hispanic	3,505	2,410	2,705	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

As with the previous tables, the HUD data from Table 22 indicates that White, Asians, and Hispanic households are not experiencing a disproportionately greater housing need, in this case, housing cost burden.

Overall, based on the HUD data, it appears that there is a small population of City residents that have a disproportionate greater need – Hispanics households with incomes between 50% and 80% of AMI; however, Table 21 indicates that this group of residents are is not housing cost burden, which seems to indicate that this population is severely housing cost burdened which is consistent with data from Table 20.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As previously discussed, based on HUD data, it appears that in general White, Asians and Hispanic/Latino households are experiencing a housing problem in proportion to Costa Mesa’s overall racial and ethnic composition with one exception – Hispanic households with incomes of 50% to 80% of AMI. With a “disproportionate greater need” threshold of 45.2%, HUD data indicates 50.1% of this group of Hispanics is experiencing one of four severe “housing problems.”

### **If they have needs not identified above, what are those needs?**

As indicated previously, HUD’s data does not clearly identify which of the severe housing problems this group of Hispanic households are specifically experiencing; however, housing problems are most likely housing cost (i.e., using more than 50% of income for housing).

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

There are no Census Tracts with over 50% Asian households (see **Appendix Map 1**). Costa Mesa’s Hispanic/Latino population can be found throughout the City; however, there are four Census Tracts where over 50% of the population are of Hispanic/Latino origin (see **Appendix Map 2**).

- Census Tract 0638.08 – 75.45%
- Census Tract 0627.01 – 75.36%
- Census Tract 0636.05 – 76.06%
- Census Tract 0636.04 – 64.43%

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Costa Mesa does not operate a HUD-funded public housing authority. The City works in partnership with the Orange County Housing Authority (OCHA). The information provided in the tables below is for all communities served by OCHA; however, "Updated Information" was provided by OCHA specifically for Costa Mesa. OCHA reports that as of June 30, 2014, 662 Costa Mesa households received a housing rental subsidy (640 vouchers and 22 certificates).

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,825	0	10,418	187	207	10

**Table 22 - Public Housing by Program Type (Multiple OC Cities)**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594
Average length of stay	0	0	0	8	0	8	0	4
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	87	0	5	72	10
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3
# of Disabled Families	0	0	0	2,163	0	2,075	64	14
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type (Multiple OC Cities)**

Data Source: PIC (PIH Information Center)

### UPDATED INFORMATION:

Updated information regarding characteristics of Costa Mesa households receiving housing rental assistance includes the following:

ASSISTED HOUSEHOLD CHARACTERISTIC	NUMBER OF HOUSEHOLDS
Disabled	277
Veteran	24
Homeless	37
Senior (62 yrs. and older)	370

**Table 24 - Updated Information: Characteristics of Residents Race of Residents**

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition (Multiple OC Cities)**

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**UPDATED INFORMATION:**

Updated information regarding the race of Costa Mesa households receiving housing rental assistance includes the following:

Race	No. of Households
White	527
Black/African American	17
Asian	105
American Indian/Alaska Native	5
Pacific Islander	6
Other Multi-Racial	2

**Table 26 - Updated Information: Race of Residents**

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,941	0	1,814	34	87	4
Not Hispanic	0	0	0	8,884	0	8,604	153	120	6
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition (Multiple OC Cities)</b>									

**Table 27 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Updated information regarding the ethnicity of Costa Mesa households receiving housing rental assistance includes the following:

Ethnicity	No. of Households
Hispanic/Latino	121
Non-Hispanic/Latino	541

**Table 28 - Updated Information: Ethnicity of Residents**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Not Applicable

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Not Applicable

**How do these needs compare to the housing needs of the population at large**

Not Applicable

**Discussion**

As previously indicated, the City of Costa Mesa does not own or manage public housing. City residents are served by OCHA. The City will continue to work in partnership with OCHA as necessary. These efforts include consultation as part of the preparation of the City's Consolidated Plan and annual Action Plans, and assisting OCHA with the preparation and certification of their Public Housing Authority (PHA) Plan.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homeless researchers typically use one of two methods to measure homelessness. One method attempts to count all the people who are literally homeless on a given day or week (**point-in-time counts**). The second method examines the number of people who are homeless over a given period, or **period prevalence counts**.

Every two years, Orange County undertakes an effort to enumerate all of the sheltered and unsheltered homeless people within the County in a given twenty-four hour period. This homeless count is required by HUD regulations for recipients of certain homeless grant funds. The latest count was conducted in January 2015; however, data from this enumeration is not yet available. The last completed/reported homeless count was conducted in 2013. Based on information from the Orange County's Homeless Management Information System (HMIS), on January 25, 2013, 88 homeless individuals were residing in "Costa Mesa" emergency or transitional shelter. The unsheltered portion of the count is an estimate based on an one-morning count and survey that counts visibly homeless people in public places and then applies a statistical formula to account for the geography not visited on the morning of the count. The 2013 Point-In-Time estimated that 61% of the region's homeless were sheltered and 39% were unsheltered. Based on these percentages, it is estimated that there was 144 homeless individuals in Costa Mesa on the day the 2013 County Point-In-Time count was conducted (88 sheltered and 54 unsheltered).

Since 2009, Vanguard University, in partnership with community service providers, faith-based organizations, and the City of Costa Mesa, has conducted a point-in-time census of Costa Mesa's homeless, and also conducted a visual assessment of locations where the homeless congregate. These efforts are independent of the Orange County CoC Point-In-Time homeless count. The 2009 and 2010 Vanguard's census attempted to enumerate both sheltered and unsheltered homeless; however, since the primary purpose of the effort was to identify the number of chronic homeless, since 2011, the enumeration has only focused on unsheltered homeless.

Approximately three months prior to the County's January 2013 homeless count, Vanguard interviewed and collected data from homeless individuals at various locations throughout Costa Mesa. Vanguard staff analyzed the data collected by volunteers and determined there were 117 to 122 unsheltered homeless individuals in Costa Mesa. Even though these enumeration efforts were not conducted on the same night, the cumulative number – 205 to 210 Costa Mesa sheltered and unsheltered homeless – is relatively consistent with Vanguard's 2010 and 2011 homeless counts when they did evaluate both sheltered and unsheltered populations. (In 2009, Vanguard estimated a total of 237 Costa Mesa homeless and in 2010, 266 Costa Mesa homeless.)

For the purpose of the Consolidated Plan, the City will utilize the 210 homeless figure for additional homeless population statistics; however, it is important to stress this is an estimate. The table below is populated utilizing this combined homeless estimate. It is also important to note that the Vanguard's 2012 homeless census does provide homeless families information, but it does not provide some individual homeless statistics. Similarly, the OC CoC data does not provide detailed information, such as homeless households with children, chronic homeless families, etc., by community.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	88	122	0	0	0	2,190
Chronically Homeless Individuals	6	34	0	0	0	2,190
Chronically Homeless Families	0	0	0	0	0	0
Veterans	11	16	0	0	0	2,190
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	3	1	0	0	0	0

**Table 29 - Homeless Needs Assessment**

**Data Source Comments:** Orange County CoC HMIS, 1/25/13 and Vanguard University You Count 5/22/13

**Indicate if the homeless population is rural:** City has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### **Chronic Homeless Individuals**

The 2013 Orange County Point-In-Time indicates that 19% of all homeless persons were chronically homeless individuals. This data source also indicates that 16% of this population was sheltered and 84% unsheltered. Based on this data, it is estimated there are 40 chronic homeless individuals in Costa Mesa – six sheltered and 34 unsheltered.

Vanguard’s 2012 homeless count collected a variety of demographic data regarding Costa Mesa’s homeless population. This data included the following:

- Of valid respondents, 50.3% were not “First Time Homeless.”
- The average “total time on streets/shelters” was 5.99 years.
- 41.7% of respondents have a monthly income of \$200 to \$500.
- 18.7% were classified as disabled.
- 34.1% were receiving treatment for mental health issues.

### **Chronically Homeless Families and Families with Children**

The Vanguard University homeless census did not include data regarding homeless families and families with children; however, according to the 2013 Orange County CoC Point-In-Time report, 17% of homeless households include children; however, the vast majority of homeless children were sheltered. Specifically, of the estimated 537 homeless households with children identified in the County’s 2013 Point In Time, only two were unsheltered. The 2013 OC-CoC report also indicates there were only ten Chronically Homeless families at the time the Point-In-Time survey was taken - only one of these unsheltered. Based on these countywide figures, it appears that most homeless families and families with children are finding shelter.

### **Veterans and their Families**

Vanguard University's 2012 census of Costa Mesa's homeless found that 19%, or 23, of homeless individuals surveyed were veterans. This is relatively consistent with the County's 2013 Point in Time count, which found that 13% of the surveyed homeless were veterans (40% were sheltered and 60% unsheltered). No information regarding Costa Mesa families of veterans is provided.

### **Unaccompanied Youth**

Vanguard's homeless census did not collect specific age information, however it did estimate that 14% to 19% of Costa Mesa's homeless were "young" (roughly age 18 to 24). This translates to approximately 29 to 40 "young" homeless. No additional specific information is provided regarding "unaccompanied youth." The County Point-In-Time reports that at the time of the census only 14 unaccompanied youth were identified (0.3% of total homeless persons). Based on this data it is estimated there are no unaccompanied homeless youth in the City.

### **HIV/AIDS**

Vanguard's homeless count did not include any information regarding person with HIV/AIDS. The Orange County 2013 Point-In-Time estimated that 2% of the homeless population was living with HIV/AIDS (70% were sheltered and 30% unsheltered). Based on this data, it is estimated there are four homeless individuals with HIV/AIDS living in Costa Mesa.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The Orange County Housing Authority (OCHA) has provided the City with information regarding Costa Mesa households that submitted applications for housing vouchers in 2012. This was the last time OCHA opened its application process, and although some applicants may now be assisted or are no longer living in the area, this data does provide a reasonable snapshot of housing need in Costa Mesa.

Based on this waitlist information, 1,071 Costa Mesa households applied for housing assistance in 2012 and were placed on OCHA’s waitlist for housing assistance. Of this number, 352 were households with children, 239 were listed as senior households (age 62 and older), and 354 of applicants indicate they are disabled. With respect to veterans, 25 Costa Mesa veteran households were on the OCHA waitlist - six of these households had children. OCHA estimates it will take approximately five years to work through the entire current waitlist.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As indicated above, Costa Mesa’s homeless census did not collect data regarding race and ethnicity. Similarly, the County Point-In-Time count did not provide race/ethnicity information for sheltered homeless; however, it did report that the vast majority of the region’s unsheltered homeless are White (66.4%), and 28.0% are reported as Hispanic/Latino. It is reasonable to assume Costa Mesa’s homeless population is of similar ethnic/racial composition as the rest of the County.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As outlined above, based on the Orange County CoC's HMIS data, on January 25, 2013, 88 Costa Mesa homeless were residing in emergency, transitional, or some other form of shelter. Approximately three months earlier, the Vanguard University Costa Mesa homeless census estimated there were 122 unsheltered homeless in the City. Even though these enumeration efforts were not conducted on the same night, the cumulative result – 210 Costa Mesa homeless – is consistent with prior Vanguard University homeless counts when they did evaluate sheltered and unsheltered populations.

### **Discussion:**

To address challenges caused by the City's homeless population, in January 2011 the City Council formed a Homeless Task Force that brought together diverse members of the community. The goal of the Task Force was to develop strategies and make recommendations that addressed the needs of Costa Mesa residents, businesses and the homeless. The Task Force determined that best practices from other cities indicate that a carrot-and-stick approach worked well, providing services to help the homeless get off the street while enforcing ordinances when behavior impacts others. To this end the City has established a coordinated homeless outreach program in order to respond to community concerns and link homeless individuals with strong ties to the community with service and housing options. This course of action appears to be warranted based on a homeless needs assessment: sheltered homeless are primarily women and families with children; unsheltered homeless tend to be single males (72%) who on average have been homeless for approximately six years. A notable portion of these unsheltered homeless are veterans (19.2%) and 34.1% suffer from mental health issues. Approximately 50% of the homeless in Costa Mesa have an annual income less than \$6,000.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

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

- Elderly/Frail elderly
- Persons with disabilities
- Persons and families with HIV/AIDS
- Public/Assisted housing residents
- Large Families

### Describe the characteristics of special needs populations in your community:

**Elderly/Frail Elderly:** The housing needs of the elderly (individuals 62 and older) are challenging since many elderly individuals are on fixed incomes. Adding to the challenge are the special housing needs of the elderly that allow for greater accessibility and mobility.

In June 2012, OCHA reported it provided housing assistance to 370 senior households in Costa Mesa. OCHA also reported that 239 Costa Mesa senior households were on their 2012 housing assistance waitlist. With respect to senior homeowners, HUD data indicates that many senior homeowners are using significant portions of their income to remain in their home, which leaves little to cover the cost to maintenance and/or to repair their home.

**Persons with Disabilities:** OCHA reports that in June 2012 it provided housing assistance to 277 disabled households in Costa Mesa. OCHA also reports that 354 Costa Mesa disabled households are were on their 2012 housing assistance waitlist. Disabled households have unique housing challenges as units need to allow for greater accessibility and mobility.

**Persons and families with HIV/AIDS:** AIDS Services Foundation OC reports there are 2,998 persons in the County presently living with HIV (non-AIDS), and 3,878 living with AIDS. According to the Orange County Health Care Agency, in 2013, 14 new HIV diagnoses were reported in Costa Mesa. In 2014, the City of Anaheim was designated as the recipient of HUD's Housing Opportunities for Persons with AIDS (HOPWA) funds. Prior to 2014, Santa Ana received these funds on behalf of the entire County. Based on information provided by Santa Ana, there is no housing solely dedicated to persons with HIV/AIDS in Costa Mesa.

**Public/Assisted housing residents:** The City of Costa Mesa does not own or manage public housing units. As previously indicated, the City works in partnership with the Orange County Housing Authority. In June 2014, 662 Costa Mesa households were receiving a housing assistance voucher or certificate. An

additional 1,071 Costa Mesa households are on the Authority's 2012 waitlist for housing assistance. It is estimated that it will take at least five years for waitlist households to be assisted.

**Large Families:** HUD defines a household of five or more persons as a large household. The Orange County Housing Authority reports that in June 2014, 15 "large" Costa Mesa households are receiving a housing assistance voucher or certificate. An additional 66 "large" Costa Mesa households were on the Authority's 2012 waitlist for housing assistance.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

A variety of service providers working within the community help address the needs of special need populations. Often the services provided by these agencies allow households to save limited financial resources on items such as food, counseling and medical care, and use saved funds to help maintain or seek appropriate housing.

With respect to housing, overcoming impediments to fair housing is critical for these populations (i.e. reasonable accommodations). For renter households with housing cost burdens, housing assistance vouchers and certificates may provide needed assistance. This assistance may also help ensure households are housed in units that are safe, decent and appropriate in size (to minimize crowding). With respect to homeowners, rehabilitation assistance may assist special need populations improve and maintain their primary residence without incurring added debt.

Both service and housing needs of these special need populations have been determined by input from a variety of sources including community stakeholders, service providers, government agencies (State, County and neighboring municipalities), and respective City program staff.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Data provided by Aids Services Foundation Orange County indicates that in 2013, there were 2,998 persons living with HIV (non-AIDS) in Orange County. An additional 3,878 persons were living with AIDS. The majority of these individuals were racially White and ethnically Hispanics. This data also indicates the vast majority of individuals with HIV/AIDS are male between the ages of 30 and 39.

HUD has provided housing grant funds for persons living with HIV/AIDS. As the most populous city in Orange County, Anaheim receives and administers the federal Housing Opportunities for Persons with AIDS (HOPWA) grant for the entire county. As the recipient of HOPWA funds Anaheim is responsible for assessing regional housing and service needs for individuals and families living with HIV/AIDS. The County's Health Care Agency (OC-HCA) is also responsible for administering federal grants provided by the Department of Health and Human Services and for collecting data on HIV/AIDS patients.

**Discussion:**

HUD has provided significant amounts of housing needs data for the City to assess. The City has also evaluated other data sources in an effort to identify housing/service needs for special needs populations. As one of the most expensive housing markets in the nation, it is not unexpected that many special needs households are experiencing some form of housing issues. Based on HUD data, cost burden is the most prevalent housing problem among special need populations.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Costa Mesa is one of Orange County’s older communities; therefore, some of the City’s facilities are older and may be in need of upgrading. The City has invested substantial resources into improving its public facilities and parks; however limited resources requires prioritization of future improvements. Like most communities, the City of Costa Mesa has developed a Capital Improvement Program aimed at upgrading public facilities throughout the City. The improvement plan calls for the expenditure of over \$203.8 million for various capital projects for fiscal years 2014-2015 through 2020-2021. Planned facility improvements (with all resources) include the following:

#### *Park Facility Improvements*

- Park improvements
- Park expansion/development

#### *Public Facilities*

- Library improvements
- Fire station improvements
- Police Station improvements

### **How were these needs determined?**

Public facility improvement needs were identified by the City’s Public Services staff and presented to the City Council in a budget workshop. Budget workshops are public meetings, and residents and other community stakeholders are provided the opportunity to provide input. Community workshops and surveys provided residents direct input to prioritizing needs.

### **Describe the jurisdiction’s need for Public Improvements:**

As indicated above, Costa Mesa is one of Orange County’s older communities; therefore, a sizable portion of the City’s infrastructure is older and may be in need of upgrading. The City has invested substantial resources to improve its public infrastructure; however, limited resources require the prioritization of future improvements. The City has developed a Capital Improvement Program aimed at replacing and upgrading the public infrastructure and public facilities throughout the City. The improvement plan calls for the expenditure of over \$203.8 million for various capital projects for fiscal years 2014-2015 through 2020-2021. Planned improvements (with all resources) include the following:

#### *Neighborhood Improvements*

- Curbs, gutters and sidewalk improvements
- Parkway and median improvements
- Alleyway improvements

- Street improvements

#### *Infrastructure Improvements*

- Water system improvements
- Storm drain improvements

#### *Traffic Improvements*

- Traffic signal upgrades
- Traffic management programs

### **How were these needs determined?**

Similar to public facility needs, public improvement needs were identified by the City's Public Services staff and presented to the City Council in a budget workshop. Budget workshops are public meetings, and residents and other community stakeholders are provided the opportunity to provide input. Community workshops and surveys provided residents direct input to prioritizing needs.

### **Describe the jurisdiction's need for Public Services:**

There are numerous public, social and faith-based agencies that serve Costa Mesa's residents. These organizations meet the numerous social, health, education and public safety needs of residents. With approximately 112,000 Costa Mesa residents, the demand for public and social services typically exceed available resources thus necessitating a coordinated service delivery system.

### **How were these needs determined?**

Public workshops, a community needs survey, and resident advisory committees provided direct input to identify and prioritize public service needs. Ultimately the City Council authorizes the allocation of limited CDBG resources.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The housing market analysis will evaluate a variety of Costa Mesa's housing stock characteristics including tenure, cost, affordability, age, condition, and vacancy rates. As required, this analysis will also analyze the City's public/assisted housing, housing resources for homeless (and those at risk of becoming homeless), and special needs populations (e.g., disabled and persons with HIV/AIDS). This housing analysis will also examine barriers to affordable housing, including impediments to fair housing choice.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

HUD has provided a variety of data regarding the City’s housing stock based on the 2007-2011 American Community Survey. This data is provided by HUD in various tables below.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,240	40%
1-unit, attached structure	4,044	9%
2-4 units	6,042	14%
5-19 units	6,531	15%
20 or more units	8,739	20%
Mobile Home, boat, RV, van, etc	946	2%
<b>Total</b>	<b>43,542</b>	<b>100%</b>

**Table 30 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### UPDATED INFORMATION

Data from the State of California indicates that as of January 1, 2014, there were 42,160 housing units in the City of Costa Mesa:

Property Type	Number	%
1-unit detached structure	16,638	39.5%
1-unit, attached structure	4,302	10.2%
2-4 units	5,714	13.5%
Five plus units	14,576	34.6%
Mobile Homes	930	2.2%
Total	42,160	100%
Source: CA Dept of Finance Table2:E-5 1/1/14		

**Table 31 - 2014 Residential Properties by Number of Units**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	1,151	5%
1 bedroom	428	3%	7,070	30%
2 bedrooms	2,696	16%	11,846	50%
3 or more bedrooms	13,768	81%	3,711	16%

	Owners		Renters	
	Number	%	Number	%
<i>Total</i>	<i>16,942</i>	<i>100%</i>	<i>23,778</i>	<i>101%</i>

**Table 32 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

**Appendix Table C** provides an inventory of “units assisted with federal, state and local programs.” This table includes information regarding the number of units, and “targeting” of units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The California Housing Partnership, a private nonprofit organization dedicated to helping government and nonprofit housing agencies preserve and expand the supply of affordable homes for lower-income households throughout California, reports that there is one housing project in Costa Mesa that is at a “high” risk level from being lost from the City’s affordable housing inventory. Casa Bella is a 75 unit senior housing project. Section 8 assistance at this project is set to expire in September 2015. City staff has contacted HUD’s Multi-Family unit to ascertain if preservation vouchers may be available for this project. A second senior project (Saint John Manor) has Section 8 rental assistance set to expire in December 2015; however, in 2007, the City provided HOME and redevelopment funds to assist with the rehabilitation of this project so even though Section 8 assistance is slated to expire, all units will still be available to low income seniors until 2062 (see **Appendix Table C**).

**Does the availability of housing units meet the needs of the population?**

Based on HUD data from Tables 31 and 32, 49% of the City’s housing units are 1-unit attached and detached single-family structures - 51% of housing units are multi-unit structures and mobile homes. This data is consistent with the City’s Housing Element which indicates that Costa Mesa has a higher proportion of renter housing units than most communities in Orange County. The Housing Element indicates that 43.4% of households in the City are owners, and 56.5% are renters. More recent Census Bureau estimates indicate that 40.3% of Costa Mesa households are owners and 59.7% are renters (2009-2013 American Community Survey 5-Year Estimate, Table B25003).

HUD data from Table 8 indicates that 45.4% of all Costa Mesa households, with an income of 0% to 100% of AMI, and regardless of tenure, are experiencing one or more of HUD’s four housing problems. HUD data from Tables 9 and 10 provide additional detail regarding households experiencing housing cost burden and severe housing cost burden, respectively. These latter two tables provide data on households with incomes ranging from 0% to 80% of AMI. Both tables indicate that regardless of tenure, Small Related households are experiencing a housing cost burden problem at the highest rate (based on percentages), followed by “Other” households, Elderly households, then Large Related households. Finally, Table 11 indicates that there are “crowded” units in the City - 73.7% are single

family households and 23.3% are “multiple, unrelated family households.” Together this data appears to indicate that there is a sufficient supply of housing in Costa Mesa; however, for a significant percentage of residents the cost of housing is problematic.

The Southern California Association of Governments (SCAG) undertakes a Regional Housing Needs Assessment (RHNA) to quantify the future need for housing within a five-county region. The current RHNA was adopted by the Southern California Association of Governments (SCAG) in 2012. The future need for new housing was primarily determined by the forecasted growth in households in a community. The RHNA quantified the anticipated need for housing for the 7¼-year period from January 2014 to October 2021. After the total housing need was determined for the SCAG region, RHNA allocations to individual jurisdictions were developed by SCAG based on local input and the state-mandated methodology. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an overconcentration of lower-income households in any community. SCAG data resulted in a housing need of just two units for Costa Mesa.

### **Describe the need for specific types of housing:**

Housing data provided by HUD indicates that 41.6% of the City’s housing units are occupied by owners – 58.4% are occupied by renters. HUD data in the Housing Needs Assessment also indicates that a significant number of Costa Mesa households are housing cost burdened, and that a substantial number of housing units are also crowded. In general, homeowners are just as impacted by housing cost burden as are renter households.

Based on HUD’s data, Small Related households, regardless of tenure, are the largest segment of lower income households that are experiencing a housing cost burden. HUD data also indicates that approximately 80% of Costa Mesa rental units are one or two-bedroom units compared to 19% of owner units. Conversely, 81% of the City’s owner units are three-bedrooms while just 16% of rental units have three rooms. This data appears to indicate that there may be an imbalance in the City’s current housing stock (in terms of tenure and size) when compared to the types of households currently occupying units.

For the 2014-2021 time period, SCAG has determined that the City’s regional housing needs assessment allocation is two units (one unit extremely low-income housing unit and one low-income unit). As stated previously, SCAG takes into account future growth and previous building activity when developing housing allocations. This low RHNA allocation is probably due to the fact that Costa Mesa is considered to be built out, and development activity has been tempered by the recession. The City’s Housing Element has identified several underutilized parcels that have the potential to be developed into housing. It is possible that these future units may help to balance the City’s housing stock and offer residents new housing options.

### **Discussion**

HUD's data indicates that there is a significant number of households that are paying over 30% of their income for housing. The fact that there are more rental units in the City than ownership units, and that most rental units are one and two-bedroom units (80% of rental units) while most ownership units are three-bedroom units creates a disparity. This imbalance in tenure and unit size can result in households paying too much for housing that is not adequate in size for their family. The City has identified some sites that may be suitable for future housing development, and which may ultimately be able to provide Costa Mesa residents with new housing options.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

A May 2014 *Forbes* Magazine article identified Orange County the third least affordable housing market for the middle class among the top ten priced housing markets in the nation. Data Quick, estimates the median Costa Mesa home sales price in March 2015 was \$625,000 for zip code 92626, and \$670,000 for zip code 92627. The *Orange County Register* reported that in January 2015, the average Orange County rent was \$1,781. One online service (myapartmentmap.com) lists the median rental rate for a two bedroom apartment in Costa Mesa at \$1,937 (as of February 2015).

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	263,700	617,000	134%
Median Contract Rent	903	1,404	55%

**Table 33 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,117	4.7%
\$500-999	2,203	9.3%
\$1,000-1,499	11,021	46.4%
\$1,500-1,999	7,175	30.2%
\$2,000 or more	2,262	9.5%
<b>Total</b>	<b>23,778</b>	<b>100.0%</b>

**Table 34 - Rent Paid**

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	740	No Data
50% HAMFI	1,530	480
80% HAMFI	9,995	780
100% HAMFI	No Data	1,095
<b>Total</b>	<b>12,265</b>	<b>2,355</b>

**Table 35 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,126	1,294	1,621	2,268	2,525

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	1,076	1,154	1,387	1,594	1,759
Low HOME Rent	843	903	1,083	1,252	1,397

**Table 36 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

Based on HUD data tables above, it appears there is a limited supply of housing units affordable to extremely low-income and very low-income renter household. Lower income homeowners would also find it difficult to secure housing that is priced at a level that would allow them to avoid a housing cost burden.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Orange County's housing market, as a whole, has recovered from the steep drops in values experienced in 2008 and 2009. Data Quick reports that Orange County median home purchase prices increased 9.35% from 2013 to 2014. For this same time period, Costa Mesa's median home price increased 8.7% for Zip Code 92626, and 18.6% for Zip Code 92627. As demand continues to increase housing costs will most likely continue to increase.

A May, 2014 *Forbes* Magazine article identified Orange County as the third “Least Affordable Housing Markets for the Middle Class.” This article estimated that in May 2014 only 24% of the middle class could afford a median size for-sale home in Orange County.[1] With respect to rents, in January 2015, the *Orange County Register* reported that average rent in the County was \$1,781, up \$81 from a year earlier. The article also reported that the Orange County average rent is the seventh highest among large U.S. metro areas such as New York and San Francisco.[2] As previously stated, an online service listed the February 2015 median rent for a two-bedroom unit in Costa Mesa at \$1,937.

[1] Top 10 Least And Most Expensive Housing Markets For Today's Middle Class, *Forbes*, online, May 14, 2014.

[2] *Orange County Register*, January 23, 2015. RealFacts: Apartment rents up 5% in 2014).

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Based on the current median rent for a two-bedroom unit, both HOME rents and Fair Market Rent are significantly lower. As indicated above, median rent for a two-bedroom unit in Costa Mesa is estimated at \$1,937; based on data from Table 37, the current FRM for a two -bedroom unit in the City is approximately \$330 less. HOME rents range from approximately \$550 to \$850 less than the current median rent for a two-bedroom unit.

**Discussion**

Evaluation of the City's housing market seems to support the findings in the Housing Needs Assessment, that is, that many lower income households in Costa Mesa are cost burdened, especially extremely low-income and very low-income households. Limited housing options exist at rent or purchase prices points that are affordable to lower income households. Recent data indicates rents and home prices continue to rise as the economy improves.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The City of Costa Mesa’s housing stock is generally well maintained. This analysis will evaluate the condition of the City’s housing stock by mainly evaluating the age of the housing stock and if there is a prevalence of “housing problems.”

### Definitions

A property in “substandard condition” means any dwelling unit that contains a circumstance that endangers the life, limb, health, property, safety, or welfare of the public or the occupants. The conditions that make a property a “substandard dwelling” are defined in detail in the California Health and Safety Code. For purposes of the CDBG program, “substandard condition but suitable for rehabilitation” means that the cost of remedying all substandard conditions plus the current value of the property does not exceed the after-rehabilitation value of the property.

The four housing conditions that HUD attributes as substandard or problematic are (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) more than one person per room, and 4) cost burden greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,966	41%	10,778	45%
With two selected Conditions	91	1%	2,094	9%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	8	0%
No selected Conditions	9,885	58%	10,853	46%
<b>Total</b>	<b>16,942</b>	<b>100%</b>	<b>23,778</b>	<b>100%</b>

Table 37 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	701	4%	1,217	5%
1980-1999	2,735	16%	4,259	18%
1950-1979	12,640	75%	17,260	73%
Before 1950	866	5%	1,042	4%
<b>Total</b>	<b>16,942</b>	<b>100%</b>	<b>23,778</b>	<b>100%</b>

Table 38 – Year Unit Built

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,506	80%	18,302	77%
Housing Units build before 1980 with children present	530	3%	550	2%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	NA	NA	NA
Abandoned Vacant Units	NA	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

**Table 40 - Vacant Units**

Data Source: 2005-2009 CHAS

### UPDATED INFORMATION:

Few reliable data sources were found regarding vacant units and REO properties. Based on data from the State of California Department of Labor, there were 2,176 vacant units in the City on January 1, 2014 (approximately 5.2% of the City's housing stock). Based on information from Trulia.com, as of March 31, 2015, there were 119 bank-owned foreclosed properties for sale in Costa Mesa. Due to the strong demand for housing in Orange County, very few, if any, abandoned properties can be found.

### Need for Owner and Rental Rehabilitation

Based on data from Table 39, approximately 80% of the City's owner housing stock was built prior to 1979. Generally, homes built within the last 30 years are in good shape with little repair required. Homes begin to show age after 30 years and can require significant maintenance and even extensive rehabilitation. Data from the Housing Needs Assessment indicate that many lower income homeowners are expending more than 30% of their income on housing. City-funded housing rehabilitation assistance can help these homeowners maintain and improve their homes without incurring additional housing costs. The City has assisted an average of 21 homeowners with rehabilitation loans and grants over the last four years. Resources for housing rehabilitation have been significantly reduced (loss of redevelopment in 2012 and a 60% reduction in HOME funds in 2012); however, it is anticipated that the City will be able to continue to assist approximately 10 households per year with rehabilitation assistance.

Table 39 also indicates that approximately 77% of the City's rental housing stock was build prior to 1979; however, it is important to note that the approximately 35% of the City's rental housing stock is comprised of buildings or developments with five or more housing units. These larger complexes are

typically professionally managed and well maintained. In past years the City offered a rental rehabilitation program but few property owners took advantage of the program so funds were redirected to homeowner rehabilitation assistance. With severe reductions to HOME funds and the loss of redevelopment funding, it will be difficult to fund a new rental rehabilitation program. Furthermore, as “rental” units, property owners are provided tax incentives to maintain and improve their properties with private funds. Nevertheless, to ensure both rental and owner-occupied housing units are maintained at a safe and decent standard, the City will enforce housing and building codes and when applicable, will refer homeowners to the City’s Housing Rehabilitation program.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead based-paint was banned in the United States in 1978. Table 40 indicates there are an estimated 31,808 housing units in Costa Mesa that were constructed before 1979. Data obtained in consultation with the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, indicates that between 2010 and 2014 (partial year), there were 177 Costa Mesa children under the age of six that were reported with high blood lead values (> 4.5 ug/dL) (see **Appendix Table D**). It is important to note that the data provided from the State does not identify the source of the high blood lead levels. Recent studies indicate that pottery, candy, and food wrappers from non-U.S. sources are more common sources of lead poisoning than paint.

While data indicates lead based-paint hazards are not a significant issue in Costa Mesa, all City-funded housing rehabilitation projects are tested for lead if a unit was constructed before 1978.

### **Discussion**

According to HUD data, the vast majority of housing units in the City were constructed more than 40 years ago. Unless properly maintained, homes begin to show age after 30 years and can require significant maintenance and even extensive rehabilitation. Additionally, residences constructed before 1978 may have lead based-paint hazards. The City has established a housing rehabilitation program to assist lower income homeowners improve and maintain their home, and when necessary, remove lead based-paint hazards.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There is no public housing in the City of Costa Mesa - OCHA operates the rental assistance program within the City.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				9,925			879	1,669	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition (Multiple OC Cities)**

**Table 41 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Not applicable

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 42 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Not applicable

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Not applicable

**Discussion:**

As indicated above, the City of Costa Mesa does not operate a public housing authority.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

As previously discussed, the OC CoC conducts a biennial count of the homeless, and the City (in partnership with Vanguard University) conducts an annual census of the City’s homeless. Based on data from the respective homeless counts, it is estimated that there are 210 Costa Mesa homeless at any point in time – approximately 88 are shelter and 122 are unsheltered.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	80	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 43 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Since 2012, the City of Costa Mesa has directly funded homeless outreach and engagement services, initially with CDBG funds and more recently with City General Funds. Program staff works closely with nonprofit, public and faith-based organizations to coordinate outreach and referral services for homeless individuals with strong ties to the community. Program staff works closely with clients to identify and qualify individuals/households for appropriate mainstream services and resources. Examples of mainstream services available include veterans housing vouchers, veteran medical services, MediCal/Medicare, SSI, and General Relief.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As indicated in Table 44, there are 80 transitional housing beds in the City of Costa Mesa. These units are targeted for victims of domestic violence (50 beds) and for families with children (30 beds). There also are several shelters in surrounding communities that also provide housing and services for City residents (see **Appendix Table E**).

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

HUD requires that the City provide an overview of supportive housing currently available in the community for populations with special needs. **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Senior and Frail Elderly:** There are several skilled nursing and residential care facilities located in Costa Mesa. Based on consultation with the Council on Aging, it has been determined that there are 1,044 residential care beds in 44 facilities in Costa Mesa. The bulk of these facilities are six-bed facilities operating mainly in residential neighborhoods. There are nine facilities in the City with total beds ranging from 12 to 299.

According to **Appendix Table C**, there are four publicly assisted senior housing projects in the City with a total of 471 “affordable” senior units.

**Group Homes/Quarters:** The State reports that in January 2014, there were 2,711 Costa Mesa residents living in a group home. Examples of group home settings included home for the mentally challenged and physically disabled, and those recovering from substance addiction. As indicated above, there are over 1,000 beds in a group home setting for the disabled and elderly.

Also, as previously reported, the California Department of Health Care Services reports there are 491 licensed sober living beds in the City – 26.7% of all sober living beds in the County. The County’s Health Care Agency reports that between 2011 and 2013, it referred 442 Costa Mesa clients for alcohol and drug abuse residential treatment services.

**HIV/AIDS Housing:** As stated previously, at the present time there are no shelters or permanent housing units specifically for persons with HIV/AIDS in Costa Mesa.

**Public Housing Residents:** There is no public housing in Costa Mesa; however, OCHA reports that in June 2014, a total of 662 households in Costa Mesa are receiving a rental housing voucher or certificate.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The OC CoC is responsible for developing the region’s 10 Year Plan to end homelessness. This plan includes the region’s discharge plan, which aims to ensure that individuals leaving institutional or medical facilities do not exit directly into homelessness. The City is supportive of the CoC’s planning efforts. The plan outlines protocols for discharge from public facilities (such as jails) and public systems (such as the foster care system). The plan establishes protocols to identify and assess those at-risk of homelessness and link them to needed services. (Note: Portions of the plan remain to be developed and

supported.) Additionally, the City's Homeless Outreach Program works closely with the Costa Mesa Police Department and other service providers to identify "new" homeless in the community. City outreach staff will attempt to engage these individuals to ascertain if there is an opportunity to reconnect individuals with housing and a support services in their original hometown, or they will attempt to directly link individuals to appropriate supportive housing and services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

As resources permit, the City will support programs that will help link the homeless and special need populations to appropriate support services and housing. CDBG funding is typically allocated for a senior program that provide counseling, referrals and food. Such services aim to help seniors remain housed in place. Services for adults with developmental disabilities will also be addressed with CDBG funding. Employment opportunities will be developed for special needs residents, and while this program will not create new housing opportunities, the program will help participants earn additional income that can be used to obtain or retain appropriate housing.

Also, CDBG funding will be allocated for transitional housing and rapid rehousing. Funds will focus on single adults and also families with children. City funding will be used by subrecipient agencies to provide housing subsidies and supportive services.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City's HOME funding was reduced by over 50% in 2012. With limited HOME funds, the City has focused these limited resources for single-family housing rehabilitation loans and grants. The City's Neighborhood Improvement Grant program is particularly popular among senior households. The program is limited to households earning less than 50% of AMI; however, most program participants are extremely low-income. By providing housing rehabilitation grants, the City is able to help residents with housing cost burden to improve their homes without increasing their housing costs.

HOME CHDO funds are also available; however, due to the limited amount of these funds, it has been difficult to attract CHDO interest to use this funding. Finally, while not presently slated for funding, there is the possibility that the City may choose to support a Tenant Based Rental Assistance program sometime during the 2015-2019 Consolidated Plan cycle. This program would most likely focus on homeless individuals and homeless families.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

According to the City's Housing Element, actions or policies of numerous governmental agencies can impact the ability of the private sector to provide adequate housing to meet consumer demands. Local governments exercise a number of regulatory and approval powers that directly impact residential development within their respective jurisdiction. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees all play important roles in determining the cost and availability of housing opportunities in Costa Mesa.

#### **GENERAL PLAN AND ZONING**

The Costa Mesa General Plan and zoning establishes the location and amount of land that will be allocated to residential development, and the intensity of development (in terms of unit densities and total number of units) that will be permitted. Densities and other development standards can drive the cost of developing housing and thus the ultimate cost.

#### **LOCAL ENTITLEMENT PROCESSING AND FEES**

Two aspects of local government that have been criticized as placing undue burdens on the ability to build affordable housing are the fees or other exactions required of developers to obtain project approval, and the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or higher rents in the case of tenants.

Processing Procedures: The time required to process a project varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process.

Planning and Development Fees: Fees charged by the City are generally lower than surrounding cities. The developer is required to pay certain fees for only the net increase of residential units on site. Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public park land and to provide necessary public improvements (streets, sewers, and storm drains) to support the new development. Fees are based on the significance of the necessary public works improvements thus vary from project to project. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher prices or rents. Various governmental agencies also charge fees depending on the service and the location of the project.

## ON-/OFF-SITE IMPROVEMENT STANDARDS

Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. The City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). The City's on- and off-site improvement requirements are typical for urban development in a highly developed community. While these improvements add to the cost of housing, they do not constrain housing development as these improvements are similarly required in all surrounding communities.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Developing economic opportunities, especially for low and moderate-income persons is a HUD priority. The City does not fund economic development activities with CDBG funds, but it does use public service grant funds to support programs that help individuals improve their job skills. The City also invests General Fund resources toward economic development activities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	398	25	1	0	-1
Arts, Entertainment, Accommodations	5,731	9,131	15	14	-1
Construction	1,945	2,927	5	4	-1
Education and Health Care Services	5,206	9,104	14	14	0
Finance, Insurance, and Real Estate	3,736	5,294	10	8	-2
Information	1,221	1,348	3	2	-1
Manufacturing	3,925	5,112	11	8	-3
Other Services	1,863	2,283	5	3	-2
Professional, Scientific, Management Services	4,974	11,576	13	18	5
Public Administration	0	0	0	0	0
Retail Trade	4,926	12,611	13	19	6
Transportation and Warehousing	982	836	3	1	-2
Wholesale Trade	2,462	5,191	7	8	1
Total	37,369	65,438	--	--	--

**Table 44 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	65,241
Civilian Employed Population 16 years and over	60,131
Unemployment Rate	7.83
Unemployment Rate for Ages 16-24	21.42
Unemployment Rate for Ages 25-65	5.73

**Table 45 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	17,259
Farming, fisheries and forestry occupations	2,442
Service	6,059
Sales and office	15,907
Construction, extraction, maintenance and repair	3,954
Production, transportation and material moving	2,807

**Table 46 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	40,836	74%
30-59 Minutes	10,998	20%
60 or More Minutes	3,375	6%
<b>Total</b>	<b>55,209</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,560	463	2,235
High school graduate (includes equivalency)	8,353	595	2,157
Some college or Associate's degree	16,787	1,515	3,192

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	18,722	1,120	2,693

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	562	977	1,723	1,899	751
9th to 12th grade, no diploma	1,539	2,060	1,425	1,174	549
High school graduate, GED, or alternative	3,111	3,915	3,468	3,722	2,252
Some college, no degree	4,668	4,511	3,404	7,271	2,288
Associate's degree	941	1,816	1,403	3,160	938
Bachelor's degree	1,394	6,307	3,655	5,848	1,715
Graduate or professional degree	32	2,200	1,856	2,669	1,166

**Table 49 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,802
High school graduate (includes equivalency)	31,375
Some college or Associate's degree	40,332
Bachelor's degree	54,563
Graduate or professional degree	66,913

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

- Arts, Entertainment, Accommodations - 14%
- Education and Health Care Services - 13%
- Retail Trade - 12%
- Professional, Scientific, Management Services - 12%
- Manufacturing - 10%

**Describe the workforce and infrastructure needs of the business community:**

Improvements to major transportation corridors in the City have been identified as some of the infrastructure improvements that are needed to support business and overall commerce. The City’s Capital Improvement Plan identifies improvements on Bristol, 19th Street and Harbor Boulevard over the next seven years. These streets provide major north/south and east/west access into and through the City. Additional public infrastructure improvements identified that will assist local businesses include storm/flood water system improvements. CDBG funding will not be available to undertake the major transportation corridor improvements; however, depending on the location and primary beneficiaries of storm/flood water improvements, CDBG funding may be available.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City is in the process of further refining its Economic Development Plan with a focus on attracting and retaining key businesses in Costa Mesa. The City will market itself on a regional and nationwide basis, and strive to improve the business climate within the City. The City has facilitated new companies getting started, and has assisted existing companies expand through responsive customer service.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The Orange County Business Council and the Orange County Workforce Investment Board have recently published their *2014-2015 Orange County Workforce Indicators Report*. The report provides information regarding closing the skills gap for businesses by developing a highly-trained workforce. The report identifies “newfound growth” industry sectors prevalent in Orange County – health care, advanced manufacturing and information technology. The report also explores employer concerns that they are unable to find workers that possess certain skills, especially in “high-STEM” (science, technology, engineering and math) areas.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Business Council/Workforce Investment Board report referenced above, explores the skills mismatch between education institutions and employer needs. The report advocates that education systems adapt to current workforce needs in order to prepare workers for success in future years. The report concludes that Orange County’s education and workforce training institutions must continue

building STEM capacity to keep paced with the accelerating demand for critical positions within STEM-related industries and occupations.

With respect to Costa Mesa, the City will continue to forge its relationship with the Chamber of Commerce, utilizing this agency as an additional source of information and support for existing and new businesses. The City will also identify additional partners such as the local school district, community colleges and universities, to discuss topics such as workforce preparedness. Finally, the aforementioned report highlights that the lack of workforce housing throughout Orange County as an issue. Skilled young adults will permanently move out of the area if lower price housing is not available. The City's General Plan and Housing Element have identified plan areas where development incentives are available to developers willing to build workforce housing.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

As indicated above, the City is in the process of refining its Economic Development plan with a focus on attracting and retaining key businesses in Costa Mesa. Additionally, the City will look to develop partnerships with additional business groups and educational institutions to explore ways to prepare the City's workforce be better meet the demands of today's and the future's job-generating industries. The City has also implemented land use initiatives to incentivize the development of workforce housing. The lack of affordable housing has been identified as a potential weakness in the region's economic development.

**Discussion**

The City has initiated the preparation of an updated Economic Development Plan which will strive to attract and retain key businesses. The City will also take steps to strengthen existing relationships with business and educational institutions in order to identify skill gaps and devise a plan to close the gap. Other initiatives such as workforce housing are already in place.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Housing problem concentration is defined as a Census Tract with at least 80% of households experiencing one of four severe housing problems.

Based on maps generated by HUD's CPD Maps, there are several areas throughout the City where residents are experiencing at least one of the four severe housing problems to some degree. The maps supports the data from the Housing Needs Assessment, i.e., housing needs are spread throughout the City impacting both renters and owners, at various income levels (see **Appendix Maps 3, 4 and 5**).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Minority concentration is defined as a Census Tract where the percentage of racial or ethnic minority residents is at least 20 points higher than the minority's percentage of the City's whole population.

Based on Census data, Asians and Hispanics are the two largest minority populations in Costa Mesa – 9.1% and 35.2% respectively. There are no Census Tracts where the Asian population exceeded 29.1% (the threshold for "concentration"); however, there are four Census Tracts that meets the definition of a concentrated minority neighborhood for Hispanics (see **Appendix Maps 1 and 2**).

### **What are the characteristics of the market in these areas/neighborhoods?**

The Census Tracts with housing problem concentration include a mix of residential (both single and multi-family housing units), commercial and industrial areas. These Westside neighborhoods are typically more densely populated, and also have a higher concentration of low and moderate-income residents. The housing stock in this part of the City is generally older.

### **Are there any community assets in these areas/neighborhoods?**

As indicated above, this area is a mix of land uses. There are several assets in this area including parks, community centers, and schools.

### **Are there other strategic opportunities in any of these areas?**

This area is within the City's CDBG-eligible areas thus may benefit from planned infrastructure, facilities, and housing improvements planned for the 2015-2019 Consolidated Plan cycle.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

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

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	CDBG Eligible Areas
	Area Type:	CDBG Eligible Areas
	Other Target Area Description:	CDBG Eligible Areas
2	Area Name:	Citywide
	Area Type:	Citywide
	Other Target Area Description:	Citywide

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

To determine which activities will receive CDBG funding during the Consolidated Plan cycle of 2015-2019, the City utilized a simple **priority ranking** system to determine which activities will receive CDBG funding to address a priority need. The following priority ranking system has been used:

- **High Priority:** Activities that address a high priority need **will be funded** by the City during the five-year period provided adequate resources are available.
- **Low Priority:** The City may fund low, or not fund, a low priority need activities during the five-year period.

The City does not have any special designated areas for investment of CDBG and HOME funds. HOME funds will be allocated on a Citywide basis to assist eligible households directly or as part of a HOME-qualified housing activity. CDBG funds will be allocated also be allocated on a Citywide basis for activities that are limited-clientele in nature. Other activities such as public facilities, infrastructure, and code enforcement, will be limited to eligible area (see **Appendix Map 6**). The City does not receive HOPWA funds.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 52 – Priority Needs Summary

1	<b>Priority Need Name</b>	Owner Occupied Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Owner Occupied Housing Rehabilitation
	<b>Description</b>	Housing rehabilitation loans (up to \$50,000) and grants (up to \$15,500 for single family residence & \$10,000 for mobile home) to assist homeowners improve primary residence to correct code violations, address deferred maintenance and improve neighborhood aesthetics. Rehabilitate 75 units with HOME funds.
	<b>Basis for Relative Priority</b>	Housing needs assessment and housing market analysis indicate a need for housing rehabilitation assistance as a means to help lower income households maintain/improve their home without or minimal additional cost burden. Housing and community needs survey.
2	<b>Priority Need Name</b>	Housing Choice Vouchers/Certificates
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Income Low Income Large Families Families with Children Elderly Chronic Homelessness Families with Children veterans Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	
	<b>Description</b>	Continue to support the Orange County Housing Authority's efforts to provide Housing Choice Vouchers to lower income households and to obtain additional vouchers from HUD to expand housing opportunities. (Average of 600 assistance units per year.)
	<b>Basis for Relative Priority</b>	Based on housing needs assessment and housing market analysis, data indicates need to assist households that are experiencing a housing cost burden.
<b>3</b>	<b>Priority Need Name</b>	Rental Housing Acquisition/Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Rental Housing Rehabilitation Rental Housing Acquisition

	<b>Description</b>	Based on the availability of funding, support the acquisition/rehabilitation or other form of housing activity to expand the number of rental housing units for lower income households.
	<b>Basis for Relative Priority</b>	Based on housing needs assessment and housing market analysis, and housing and community needs survey. Project feasibility will be dependent on available public resources, including HOME CHDO funds.
4	<b>Priority Need Name</b>	Housing Code Enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	CDBG Eligible Area
	<b>Associated Goals</b>	Code Enforcement
	<b>Description</b>	Inspection and enforcement of housing and building codes. This program will be limited to CDBG-eligible areas
	<b>Basis for Relative Priority</b>	Based on housing needs assessment, this activity will help reduce the number of housing units with incomplete kitchens and plumbing, and units that may be crowded.
5	<b>Priority Need Name</b>	Homeless Services and Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Veterans Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Emergency Shelter Transitional Housing/Rapid Rehousing Rapid Re-housing Homelessness Prevention
	<b>Description</b>	Support services and housing assistance for homeless individuals and households. Services include outreach, case management, life skills, etc. Housing includes emergency shelter, transitional housing, rapid re-housing and tenant based rental assistance or TBRA (TBRA is a low priority).
	<b>Basis for Relative Priority</b>	Needs Assessment and Housing and Community Needs survey. All services and housing are high priority except for TBRA which is a low priority.
6	<b>Priority Need Name</b>	Services for Elderly/Frail Elderly
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Senior/Frail Elderly Services
	<b>Description</b>	Services will help seniors and the frail elderly maintain their independent living situation or ensure they are provided services that improve quality of life
	<b>Basis for Relative Priority</b>	Needs assessment and housing and community needs survey.
	7	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Income Low Income Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Services for Disabled
	<b>Description</b>	Services that assist disabled and developmentally disabled adults clients maintain their independent living situation or ensure they are provided service that improves quality of life.
	<b>Basis for Relative Priority</b>	Needs Assessment and Housing and Community Needs survey
<b>8</b>	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Youth Services
	<b>Description</b>	Assist lower income families with children by providing access to youth programs and services at reduced or no cost.
	<b>Basis for Relative Priority</b>	Needs Assessment and Housing and Community Needs survey
<b>9</b>	<b>Priority Need Name</b>	Services for Low & Moderate Income Persons
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Low and Moderate Income Persons
	<b>Description</b>	Services that assist lower income households and individuals with safety net services such as access to medical, food, case management, and employment services. Supported agencies should provide households with access to programs and services at reduced or no cost.
	<b>Basis for Relative Priority</b>	Needs Assessment and Housing and Community Needs survey
<b>10</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Income Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Eligible Areas
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Improvements to public facilities that address a community priority. Improvements may include but are not limited to repairs, replacement and/or upgrades (including ADA compliance) to neighborhood parks, centers and other facilities.
	<b>Basis for Relative Priority</b>	City's CIP, Needs Assessment and Housing and Community Needs survey.

11	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Income Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Eligible Areas
	<b>Associated Goals</b>	Public Infrastructure Improvements
	<b>Description</b>	Improvements to public infrastructure that address a community priority. Improvements may include but are not limited to repairs, replacement and/or upgrades (including ADA compliance) to streets, alleys, sidewalks, flood/storm water drains, and other improvements.
	<b>Basis for Relative Priority</b>	City's CIP, Needs Assessment and Housing and Community Needs survey.
12	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Income Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	Ensure efficient/effective use of CDBG and HOME funds to address Consolidated Plan priorities, provide oversight and coordination to make certain funds are spent properly and in a timely manner. Priority need also includes support for fair housing education, training/referral services, and enforcement of fair housing laws.
	<b>Basis for Relative Priority</b>	HUD required.

## Narrative (Optional)

**Impediments to Fair Housing:** HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability. Under the Consolidated Plan, HUD funded recipients are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan wide area fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document utilized for this purpose.

The current AI was prepared in conjunction with the 2010-2014 Consolidated Plan in partnership with three other Orange County jurisdictions. In July 2013, HUD published proposed rules that substantially revamped existing AI rules; however, as of this date, final implementing regulations have not been published. On the advice of the Fair Housing and Equal Opportunity staff at the Los Angeles HUD Office, the City is moving forward with an update to the AI utilizing existing HUD guidelines. The City is undertaking this process in partnership with 16 Orange County HUD grantees. It is anticipated that the updated AI will be completed in time for adoption of the 2016-2017 Annual Action Plan. A summary of the current AI is provided in the Appendix (see **Appendix page 21**).

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Housing Needs Assessment indicates several Costa Mesa renter households are cost burdened. HOME funds may be used for TBRA programs - the City may consider funding a program if resources are available and if OCHA resources are insufficient to meet local needs - Low Priority need.
TBRA for Non-Homeless Special Needs	Housing Needs Assessment indicates several Costa Mesa homeless households may benefit from some form of housing assistance. HOME funds may be used for TBRA programs - the City may consider funding a program if resources are available and if it is evident OCHA resources are insufficient to meet local need - Low Priority need.
New Unit Production	Housing Needs Assessment indicates additional housing resources are warranted; however CDBG may not be used for this type of activity. HOME funds may be used for new housing development; however, the City's grant was reduced over 50% in 2012 and may not be sufficient to subsidize new housing construction costs in Orange County.
Rehabilitation	Housing Market analysis data indicates many lower income homeowners are paying a significant amount of their income for housing (housing cost burden and severe housing cost burden). Housing rehabilitation assistance allows these homeowners to address deferred maintenance improvements on their primary residence without increasing the amount of income dedicated to housing.
Acquisition, including preservation	Housing Needs Assessment indicates additional housing resources are warranted; however CDBG funds are utilized for other priority needs and may not be available for this type of activity. HOME funds may be used for acquisition of housing; however, the City's grant has been reduced and may not be sufficient to subsidize costs of housing acquisition in Orange County.

**Table 53 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Ongoing reductions and fluctuations in CDBG and HOME funding make it difficult to estimate the amount that will be available over the five-year time period of the Consolidated Plan. With the loss of redevelopment funding, the only anticipated funds that may be available to implement the Consolidated Plan are general fund for homeless services and housing voucher/certificate resources via OCHA.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,028,141	0	187,000	1,215,141	3,500,000	Annual CDBG allocation from HUD. Anticipate continued reductions in funding over the 5-year Con Plan cycle

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	327,658	0	0	327,658	1,000,000	Annual HOME allocation from HUD. Anticipate continued reductions in funding over the 5-year Con Plan cycle
General Fund	public - local	Public Services Other	200,000	0	0	200,000	500,000	City General Fund resources to provide homeless outreach, engagement and case management services.
Other	public - federal	Rental Assistance vouchers and certificates  Other	0	0	0	0	0	The value of rental housing vouchers and certificates assistance is unknown. Program is administered by the Orange County Housing Authority.

**Table 54 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In past years, the City was able to leverage federal funds with local redevelopment funds. In 2012 the State Legislature and the Governor passed legislation to dissolve all redevelopment agencies in the State. As a result, this funding source is no longer available. For the foreseeable future, it appears that the City will continue to allocate General Fund resources for homeless services. In recent years approximately \$200,000 has been committed for these programs. The City has a HOME match surplus available to meet HOME match program requirements.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Costa Mesa is considered a built out community with little vacant land available for new development. The City has begun to recycle land to accommodate housing growth. The City owns only a few properties: 1) Two City-owned parking lots serve under-parked commercial areas; Senior Center with associated parking lot; and a vacant property at 111 Fair Drive that is set aside for an institutional use. The City is in the process of updating its Land Use Element, which will consider various options for the sites. Development potential is also available at the “Argotech” site. This 9.1-acre site is located within the Mesa West Bluffs Urban Plan area. This site can accommodate residential uses under the current overlay zoning, which allows residential development at 13 units per acre or 20 units per acre if live/work housing is proposed. This site contains multiple buildings (office and manufacturing) and has not been in full operation for many years. Prior to the economic downturn, the site was in the market for sale. Currently, there is new development interest for this site. Additional parcels are identified in the City’s Housing Element are listed in **Appendix Table F**.

**Discussion**

Funding resources to implement the City’s Consolidated Plan are limited. It is anticipated that CDBG and HOME funding will continue to be reduced. In recent years, HOME housing rehab loan repayments have provided the City with additional funding; however, this source of funds is susceptible to the fluctuations of the economy and thus unpredictable. HUD has begun to invest additional resources into housing assistance vouchers and certificates, and OCHA has aggressively pursued these new resources. The City will continue to support OCHA’s efforts to secure new rental assistance resources. Some land is available to recycle that may be able to accommodate future housing development. For the foreseeable future, the City will continue to support homeless service programs serving individuals with strong ties to Costa Mesa; however, resources to support the development of new housing are limited.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Orange County Housing Authority	Public Housing Authority (PHA)	Public Housing	Region
211 Orange County	Continuum of care	Homelessness	Region
Vanguard University	Other	Homelessness	Jurisdiction
Health Care Agency of the County of Orange	Government	Ownership Rental public services	Region
State of California	Government	Economic Development Ownership Planning Rental	State
City of Costa Mesa	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Foundation	Non-profit organizations	Planning	Jurisdiction
Mercy House Transitional Living Centers	Non-profit organizations	Homelessness Planning public services	Jurisdiction
Colette's Children's Home	Non-profit organizations	Homelessness	Jurisdiction
Council on Aging – Orange County	Non-profit organizations	public services	Jurisdiction
Community SeniorServ	Non-profit organizations	public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Youth Employment Services	Non-profit organizations	public services	Jurisdiction
Mika Community Development Corp	Non-profit organizations	public services	Jurisdiction
Elwyn California	Non-profit organizations	public services	Jurisdiction
Costa Mesa Chamber of Commerce	Private Industry	Economic Development	Jurisdiction

**Table 55 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Costa Mesa has a strong group of service providers that are capable of delivering a wide variety of services for City residents. This is perhaps most evident with the coordinated efforts of local nonprofits, local churches and faith-based groups to develop a coordinated effort to address the needs of Costa Mesa’s homeless. This effort works directly to overcome institutional barriers faced by the homeless and other at risk populations.

Additionally, the City’s diverse economic base provides a wide range of employment opportunities from a variety of industries. The City has established strong working relationships with the local school districts and colleges/universities, and anticipates strengthening these relationships in order to create linkages between the needs of employers and the curricula of area schools. The City continues to work well with OCHA by supporting their efforts to assist the City’s lower income renters with housing assistance vouchers and certificates. The City also has established strong working relationships with other Orange County grantees which has resulted in the coordination of regional efforts to address issues such as homelessness and fair housing.

With respect to gaps in the institutional deliver system, there is a need to improve the sharing of information that is mutually beneficial to the City and regional players. For example, CoC information regarding regional and Costa Mesa homeless was available; however, detailed information was hard to obtain from the CoC. Persistent follow-up was needed to obtain data.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse		X	
Child Care			
Education			
Employment and Employment Training			
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 56 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Several homeless service providers, including the City, are available to assist the homeless and those that are at risk of becoming homeless. Since 2012, the City of Costa Mesa has directly funded homeless outreach and engagement services. Program staff works closely with nonprofit, public and faith-based organizations to coordinate outreach and referral services for chronic and non-chronic homeless individuals with strong ties to the community. Program staff works closely with individuals and families to identify and qualify individuals/households for appropriate mainstream services and resources. Examples of mainstream services available include veterans housing vouchers, veteran medical services, MediCal/Medicare, SSI, and general relief. These efforts are primarily coordinated by the City's Network for Homeless Solutions (NHS) Taskforce. HCD and NHS staff also work closely with CDBG sub-recipients to ensure individuals and households at risk of becoming homeless, or that are not chronic homeless are also assisted.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the City's service delivery system is that it is well coordinated, especially for homeless services. The NHS Taskforce meets weekly to discuss the status of initiatives and to also address and resolve issues. It is important to highlight the fact that while the City is a partner in the NHS, many of the initiatives are generated by its members (typically community volunteers and local church leaders). Initiatives include a smartphone app for volunteers to report services provided to a homeless individuals thus reducing duplication of services, and the "Sherpa" program, i.e., community volunteers trained to navigate the mainstream fund application process. Once trained, a Sherpa will assist a homeless individual apply for public benefits, Medicare/Medical, VA benefits, etc.

Housing (emergency and permanent) remain the primary gap in the City's service delivery system. City staff works closely with service providers to access the limited permanent housing or rapid re-housing resources that are available. There is a lack of year-round emergency shelter beds for single adults for the entire County.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Ongoing coordination will help to overcome some of the gap in the current service delivery system. The City will also continue to seek new resources to sustain services and to access housing options.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Owner Occupied Housing	HOME: \$1,000,000	Homeowner Housing Rehabilitated: 50 Household Housing Units
2	Rental Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Rental Housing Acquisition/Rehabilitation	HOME: \$100	Rental units rehabilitated: 1 Household Housing Unit
3	Rental Housing Acquisition	2015	2019	Affordable Housing	Citywide	Rental Housing Acquisition/Rehabilitation	HOME: \$100	Rental units rehabilitated: 1 Household Housing Units
4	Code Enforcement	2015	2019	Affordable Housing	CDBG Eligible Areas	Housing Code Enforcement	CDBG: \$1,250,000	Housing Code Enforcement/Foreclosed Property Care: 1250 Household Housing Units
5	Emergency Shelter	2019	2019	Homeless	Citywide	Homeless Services and Housing	CDBG: \$10,000	Homeless Person Overnight Shelter: 10 Persons Assisted
6	Transitional Housing	2015	2019	Homeless	Citywide	Homeless Services and Housing	CDBG: \$75,000	Homeless Person Overnight Shelter: 75 Persons Assisted
7	Rapid Re-housing	2015	2019	Homeless	Citywide	Homeless Services and Housing	CDBG: \$60,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
8	Homelessness Prevention	2015	2019	Homeless	Citywide	Homeless Services and Housing	CDBG: \$15,000	Homelessness Prevention: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Senior/Frail Elderly Services	2015	2019	Non-Homeless Special Needs	CDBG Eligible Areas	Services for Elderly/Frail Elderly	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
10	Services for Disabled	2015	2019	Non-Homeless Special Needs	Citywide	Services for Disabled	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
11	Youth Services	2015	2019	Non-Housing Community Development	Citywide	Youth Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
12	Low and Moderate Income Persons	2015	2019	Non-Housing Community Development	Citywide	Services for Low & Moderate Income Persons	CDBG: \$115,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
13	Public Facilities	2015	2019	Non-Housing Community Development	CDBG Eligible Areas	Public Facilities	CDBG: \$250,000	Public Facility Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
14	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development	CDBG Eligible Areas	Public Infrastructure	CDBG: \$2,500,000	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
15	Program Administration	2015	2019	Administration		Program Administration	CDBG: \$1,000,000	Other: 5 Other

Table 57 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing Rehabilitation
	<b>Goal Description</b>	Single family housing rehabilitation assistance in the form of a loan or grant.
2	<b>Goal Name</b>	Rental Housing Rehabilitation
	<b>Goal Description</b>	Funds to rehabilitate rental housing occupied by low and moderate income households
3	<b>Goal Name</b>	Rental Housing Acquisition
	<b>Goal Description</b>	Funds to assist with acquisition of affordable housing
4	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Enforcement of housing and building codes in CDBG-eligible areas.
5	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	Short-term housing and support services
6	<b>Goal Name</b>	Transitional Housing/Rapid Rehousing
	<b>Goal Description</b>	Temporary housing and support services for up to two years
7	<b>Goal Name</b>	Rapid Re-housing
	<b>Goal Description</b>	Financial assistance, case management and support services to stabilize homeless households and individuals
8	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Financial assistance to prevent homelessness.
9	<b>Goal Name</b>	Senior/Frail Elderly Services
	<b>Goal Description</b>	Services to assist seniors and frail elderly to age in place or to ensure safe and decent living situation.

10	<b>Goal Name</b>	Services for Disabled
	<b>Goal Description</b>	Services for disabled adults
11	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Services for lower income youth
12	<b>Goal Name</b>	Low and Moderate Income Persons
	<b>Goal Description</b>	Services for low and moderate-income households and individuals. May include fair housing services.
13	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Public facility improvements in eligible areas.
14	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Eligible improvements to city's infrastructure
15	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program oversight and coordination. May include fair housing services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Costa Mesa's five-year goal for HOME-funded homeowner rehabilitated by income:

- 30 extremely low-income (0% to 30%)
- 10 very low-income (30% to 50%)
- 10 low-income (50% to 80%)

While rental housing goals have been established in the Consolidated Plan, no projects have been identified at this time. HOME regulations require that HOME-assisted rental units be rented at very specific income levels. The City will comply with all HOME program regulations including 24 CFR 91.315 if such a project is undertaken during the Consolidated Plan cycle.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable, the City of Costa Mesa does not operate a public housing authority.

**Activities to Increase Resident Involvements**

Not applicable

**Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable

**Plan to remove the ‘troubled’ designation**

Not applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

According to the City's Housing Element, the following actions will be implemented to remove or ameliorate barriers to affordable housing:

- The City will encourage the joint processing of related applications for a single project. Such procedures save time, money and effort for both the public and private sector.
- The City provides fee credits for existing development against new development. Fee credits are available for park fees, sanitation district fees, and traffic impact fees. Park fees and traffic impact fees can also be deferred until the issuance of Certificates of Occupancy.
- The City will provide incentives (such as density bonus and deferred impact fees) to developers that agree to reserve a portion of project units for lower income households (including extremely low income), moderate income households (common interest developments only), or for seniors and the disabled.
- The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.
- The City will continue to promote mixed-use development specific plan areas. The City will respond to market conditions and offer appropriate incentives through the Mixed Use Overlay zone. Incentives include reduced parking standards, reduced open space, increased densities, increased height limit, increased lot coverage, and reduced setbacks.

Additionally, if available, the City will consider providing subsidies for affordable housing projects (i.e., HOME funds).

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As previously outlined, since 2012, the City has directly funded homeless outreach services – initially funded with CDBG but for the last two years with City General Funds. City staff, with the assistance of community volunteers (primarily from local faith-based groups, will continue efforts to engage the homeless. Once engaged, staff/volunteers will attempt to assess the needs of homeless individuals, and will make appropriate referrals for services and housing. On a regular basis, Outreach program staff meet with representatives of City departments (chief executive officer, police, fire, public works, housing and community development), County agencies (health care, social services), and community volunteers (homeless service providers, church and other faith-based), to discuss issues and solutions to specific and general homeless issues. These meetings are held weekly under the auspices of the Network for Homeless Solutions (NHS) Taskforce.

### **Addressing the emergency and transitional housing needs of homeless persons**

As resources permit, and if qualified service providers submit funding requests, the City will continue to fund emergency and transitional housing programs with CDBG funds. In past years these programs have provided critical support for the City's homeless outreach efforts by providing housing options for homeless individuals with strong ties to the City. As outlined in the Housing Market Analysis there are no emergency shelter beds in the City, and there are few year-round emergency shelter beds throughout the County. The City will continue to work with regional homeless planners to explore year-round emergency shelter options. With respect to transitional housing, there appears to be sufficient transitional shelter beds to meet Costa Mesa's homeless needs.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In 2012, the City was awarded Homelessness Prevention and Rapid Rehousing (HPRP) funds through the American Recovery and Reinvestment Act (ARRA). During the three years that this funding source was available, 52 individuals were assisted via rapid rehousing utilizing approximately \$135,000. Implementation of this Rapid Rehousing program demonstrated a need for this type of assistance in the community but also demonstrated that it is a costly undertaking. For the past two years the City has utilized a portion of its CDBG public service grant funding to fund Rapid Rehousing activity. Unfortunately, the amount that is available under the CDBG program only allows for assistance of a few individuals/households per year. The City recently agreed to support a local nonprofit's

application to the State of California for additional Rapid Rehousing funding. It is anticipated that these funds and additional CDBG funding will allow the City to provide some homeless households access to permanent housing and supportive services.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City's homeless strategy is based on the proposition that it is less expensive and disruptive for a household to remain housed in their existing home than to be rehoused. To this end, the City will focus its resources with agencies that provide a variety of safety net services aimed at preventing households from becoming homeless. These services include rent/utility assistance to prevent eviction or utility shut-off, and case management. Additionally, the City will support programs that provide for low cost meals, clothing, and employment/job skills development services for lower income households. Safety net services allow households to save a portion of income previously spent on food, cloths, etc., and preserve their housing.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's housing rehabilitation programs have been designed to test each participating unit built prior to 1978 (the year lead-based paint was banned) for lead-based paint. A grant is available for homeowners to test, and if necessary, address/remediate the lead hazards that may be found. All rental housing units that may be subject to public assistance will also be tested for lead-based paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

During consultation with the State Department of Public Health, State staff was clear that information provided regarding the number of children with high blood lead values was not solely attributed to lead based-paint. Without this specific information, the City can only address potential lead poisoning and hazards within the programs it funds. The City will mandate lead testing for all properties constructed prior to 1978 that are part of the City's housing rehabilitation programs.

### **How are the actions listed above integrated into housing policies and procedures?**

Current Housing Rehabilitation Program policies and procedures require all properties constructed prior to 1978 to be tested for lead. If lead is found, it must be removed or encapsulated as part of the overall rehabilitation of the unit.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the U.S. Census Bureau, 15.1% of the City's population is living at or below the poverty level. The Census Bureau also reports that 21.5% of Costa Mesa residents under the age of 18 are living in poverty, and that 8.2% of residents age 65 and older are living in poverty. [1]

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

- Implement housing programs (including housing rehabilitation assistance) for lower income, senior and disabled homeowners.
- Support rental assistance programs provided by the Orange County Housing Authority for very low-income renters.
- Support homeless services for individuals presently housed but at risk of losing their residence. Also, to assist those already homeless in need of emergency shelter, transitional housing, or rapid rehousing, continue to coordinate the delivery of services with nonprofit partners.
- Support safety net public services programs to improve the quality of life seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

[1] 2013 American Community Survey 5-Year Estimates, Table #S1701.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City's anti-poverty strategy calls for assisting lower income households (i.e., seniors and disabled homeowners) to improve their homes without incurring new housing cost. The support for OCHA's rental assistance programs for very low-income renters is also consistent with the City's affordable housing strategy. Additionally, safety net programs (e.g., food programs, clothing) assist high poverty households by helping them to free up income for housing.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

Rental housing units that are subject to long-term affordability are also monitored. The HOME program has established time intervals to conduct on-site property inspections. These intervals are based on the number of rental units in the HOME-assisted project. HOME-required inspections can vary from once per year to once every three years. Costa Mesa has established a master list of HOME assisted units listing inspection intervals and dates for the next on-site inspection. To ensure qualified low-income households occupy rental units, an annual recertification of tenant eligibility is required by the City. These monitoring efforts will be continued during the 2015-2016 Program Year.

The City has actively sought to comply with the minority/women owned business outreach requirements of the HOME program. The City provides information regarding contracting opportunities to minority/women owned enterprises and minority/women business owner organizations. Additionally, the City requires CHDOs to undertake efforts to reach out to minority and women owned businesses with business opportunities.

Elements of the City's Outreach Plan include the following:

- The City will make an effort to place qualified small and minority businesses and women's business enterprises on solicitation lists.
- The City will assure that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources.
- The City may divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises.

- The City will endeavor to use the services of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce, as well as local minority chambers of commerce.
- If subcontracts are used, the prime contractor will be required to take the action steps listed above to comply with minority and women owned business outreach efforts.

## Annual Action Plan

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Ongoing reductions and fluctuations in CDBG and HOME funding make it difficult to estimate the amount that will be available over the five-year time period of the Consolidated Plan. With the loss of redevelopment funding, the only anticipated funds that may be available to implement the Consolidated Plan are general fund for homeless services and housing voucher/certificate resources via OCHA. For Fiscal Year 2015-2016, HUD has notified the City it will receive \$1,028,141 in CDBG and \$327,658 in HOME funds. The City has identified additional prior year grant funds that will be available during the fiscal year. The City’s application for funds is in the form of the SF 424.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,028,141	0	187,000	1,215,141	3,500,000	Annual CDBG allocation from HUD. Anticipate continued reductions in funding over the 5-year Con Plan cycle

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	327,658	0	0	327,658	1,000,000	Annual HOME allocation from HUD. Anticipate continued reductions in funding over the 5-year Con Plan cycle
General Fund	public - local	Public Services Other	200,000	0	0	200,000	500,000	City General Fund resources to provide homeless outreach, engagement and case management services.
Other	public - federal	Other	0	0	0	0	0	The value of rental housing vouchers and certificates assistance is unknown. Program is administered by the Orange County Housing Authority.

Table 58 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In past years, the City was able to leverage federal funds with local redevelopment funds. In 2012 the State Legislature and the Governor passed legislation to dissolve all redevelopment agencies in the State. As a result, this funding source is no longer available. For the foreseeable future, it appears that the City will continue to allocate General Funds resources for homeless services. In recent years approximately \$200,000 has been committed for these programs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Costa Mesa is considered a built out community with little vacant land available for new development. The City has begun to recycle land to accommodate housing growth. The City owns only a few properties. Two City-owned parking lots serve under-parked commercial areas: 1) Senior Center with associated parking lot; and 2) a vacant property at 111 Fair Drive that is set aside for an institutional use. The City is in the process of updating its Land Use Element, which will consider various options for these sites. Development potential is also available at the “Argotech” site. This 9.1-acre site located on West 17th Street, within the Mesa West Bluffs Urban Plan area. This site can accommodate residential uses under the current overlay zoning, which allows residential development at 13 units per acre or 20 units per acre if live/work housing is proposed. Additional potential housing sites are listed in **Appendix Table F**).

**Discussion**

Funding resources to implement the City’s Consolidated Plan are limited. It is anticipated that CDBG and HOME funding will continue to be reduced. In recent years, HOME housing rehab loan repayments have provided the City with additional funding; however, this source of funds is susceptible to the fluctuations of the economy and thus unpredictable. HUD has begun to invest additional resources into housing assistance vouchers and certificates, and OCHA has aggressively pursued these new resources. The City will continue to support OCHA’s efforts to secure new rental assistance resources.

For the foreseeable future, the City will continue to support homeless service programs serving individuals with strong ties to Costa Mesa; however, resources to support the development of new housing are limited.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Owner Occupied Housing	HOME: \$245,744	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Rental Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Rental Housing Acquisition/Rehabilitation	HOME: \$49,149	Rental units rehabilitated: 0 Household Housing Unit
3	Program Administration	2015	2019	Administration		Program Administration	CDBG: \$205,628 HOME: \$32,765	Other: 5 Years

Table 59 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing
	<b>Goal Description</b>	Preserve and/or improve the City's supply of ownership housing
2	<b>Goal Name</b>	Rental Housing
	<b>Goal Description</b>	Acquisition and/or rehabilitation of rental housing

3	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program oversight and coordination
4	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Support and housing services for homeless and households at risk of homelessness
5	<b>Goal Name</b>	Services for Seniors/Frail Elderly
	<b>Goal Description</b>	Services for seniors and frail elderly that help maintain and improve quality of life
6	<b>Goal Name</b>	Services for Youths
	<b>Goal Description</b>	Services for children and youths that help improve quality of life
7	<b>Goal Name</b>	Services for Disabled
	<b>Goal Description</b>	Services for individuals with disabilities that help maintain and improve quality of life
8	<b>Goal Name</b>	Services for Low and Moderate-Income Persons
	<b>Goal Description</b>	Services for low and moderate-income persons that help improve quality of life
9	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Provide and maintain first-rate infrastructure and community facilities
10	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Provide and maintain first-rate infrastructure and community facilities

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during Fiscal Year 2015–2016 are summarized below. All activities identified are expected to be completed by June 30, 2016.

### Projects

#	Project Name
1	Housing Rehabilitation
2	CHDO Funds
3	HOME Admin
4	CDBG Administration
5	Code Enforcement
6	Street Improvements
7	ADA Improvements - Tewinkle Park
8	Senior Center Improvements
9	Fair Housing Services
10	Mercy House
11	Colette's Children's Home
12	Families Forward
13	Youth Employment Services
14	Mika Community Development Corp
15	Council on Aging
16	Community SeniorServ - Congregate Meals
17	Community SeniorServ - Home Delivered Meals
18	City of Costa Mesa Senior Counseling Services
19	Elwyn
20	Working Wardrobes

Table 60 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Activities were selected for funding based on conclusions drawn from the housing and community needs assessments, public input, and the input of City administration and staff. Due to a lack of funding, some needs may not be addressed during Fiscal Year 2015-2016 (e.g., CHDO housing development, TBRA). In some cases an underserved need may not be addressed due to a lack of a funding request or a lack of sufficient funding to make a project/program feasible.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Single Family Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner Occupied Housing
	<b>Needs Addressed</b>	Owner Occupied Housing
	<b>Funding</b>	HOME: \$245,744
	<b>Description</b>	HOME funds for owner occupied housing rehabilitation
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing rehabilitation loans and grants.
2	<b>Project Name</b>	CHDO Funds
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing
	<b>Needs Addressed</b>	Rental Housing Acquisition/Rehabilitation
	<b>Funding</b>	HOME: \$49,149
	<b>Description</b>	15% of HOME funds for CHDO project not currently identified.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	To be determined
3	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	HOME: \$32,765
	<b>Description</b>	HOME funds for program oversight and coordination.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	77 Fair Drive, Costa Mesa, CA - City Hall
	<b>Planned Activities</b>	Oversight and coordination of HOME program
<b>4</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$205,268
	<b>Description</b>	CDBG program oversight and coordination
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	77 Fair Drive, Costa Mesa, CA - City Hall
	<b>Planned Activities</b>	CDBG program oversight and coordination
<b>5</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Owner Occupied Housing Rental Housing
	<b>Needs Addressed</b>	Housing Code Enforcement
	<b>Funding</b>	CDBG: \$325,000
	<b>Description</b>	Enforcement of housing and building codes
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 housing units
	<b>Location Description</b>	77 Fair Drive, Costa Mesa, CA - City Hall
	<b>Planned Activities</b>	Inspection and enforcement of housing and building codes
<b>6</b>	<b>Project Name</b>	Street Improvements
	<b>Target Area</b>	CDBG Eligible Areas

	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$175,946
	<b>Description</b>	CDBG funds to support improvement of residential streets.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	810 individuals
	<b>Location Description</b>	Bay Street from Newport to Harbor – CT: 0637.02 BG: 3 (72.2% Low/Mod)
	<b>Planned Activities</b>	Roadway rehabilitation and parkway concrete improvements
<b>7</b>	<b>Project Name</b>	ADA Improvements - TeWinkle Park
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$252,350
	<b>Description</b>	ADA improvements at TeWinkle Park
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14,638 persons age 21 and older (data provided by HUD Exchange Persons with Disabilities by Gender & Age)
	<b>Location Description</b>	970 Arlington Dr. Costa Mesa, CA
<b>Planned Activities</b>	ADA improvements in local community park	
<b>8</b>	<b>Project Name</b>	Senior Center Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$102,000
	<b>Description</b>	Various improvements at the Costa Mesa Senior Center. Improvements include construction of new exterior patio and reconstruction of bathrooms to meet ADA regulations.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Senior Center serves approximately 1,450 unduplicated seniors per year
	<b>Location Description</b>	695 W. 19th Street, Costa Mesa, CA
	<b>Planned Activities</b>	Various improvements to senior center including construction of new patio and ensuring restrooms meet ADA regulations
<b>9</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Low and Moderate-Income Persons
	<b>Needs Addressed</b>	Services for Low & Moderate Income Persons
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	Fair housing outreach, education and enforcement
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	373 households
	<b>Location Description</b>	Activity will be available Citywide
	<b>Planned Activities</b>	Fair Housing outreach, education and enforcement to address and eliminate impediments to fair housing.
<b>10</b>	<b>Project Name</b>	Mercy House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services and Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds to support homelessness prevention and rapid re-housing services
	<b>Target Date</b>	6/30/3016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 homeless and at risk individuals
	<b>Location Description</b>	Program is available citywide

	<b>Planned Activities</b>	Rental assistance for households at risk of becoming homeless; rapid re-housing for those already homeless, and case management for all clients.
<b>11</b>	<b>Project Name</b>	Colette's Children's Home
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services and Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Transitional shelter for homeless women and women with children
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 individuals
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Transitional housing, support services and case management for homeless women and women with children.
<b>12</b>	<b>Project Name</b>	Families Forward
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services and Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Rapid re-housing assistance for homeless families
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 individuals in families with children
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rapid re-housing for homeless families with children and case management
<b>13</b>	<b>Project Name</b>	Youth Employment Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Youths

	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Employment preparedness services for youth age 14 to 24.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	190
	<b>Location Description</b>	114 E 19th Street Costa Mesa CA
	<b>Planned Activities</b>	Job preparedness skills such as job search, preparing resume, mock interviews.
<b>14</b>	<b>Project Name</b>	Mika Community Development Corp
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Youths
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Youth services
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85
	<b>Location Description</b>	1718 Monrovia, Costa Mesa, CA
	<b>Planned Activities</b>	Youth services
<b>15</b>	<b>Project Name</b>	Council on Aging
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Seniors/Frail Elderly
	<b>Needs Addressed</b>	Services for Elderly/Frail Elderly
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Long-term ombudsman services to ensure frail elderly and disabled adults living in managed care facilities are housed and treated in a safe, decent and dignified manner.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 frail elderly and frail disabled persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Inspections and resolution of issues of care and treatment for frail elderly or disabled individuals living in managed care facilities
16	<b>Project Name</b>	Community SeniorServ - Congregate Meals
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Seniors/Frail Elderly
	<b>Needs Addressed</b>	Services for Elderly/Frail Elderly
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	Weekday meal services for seniors at Costa Mesa Senior Center
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 seniors
	<b>Location Description</b>	695 W 19th Street, Costa Mesa CA - Costa Mesa Senior Center
	<b>Planned Activities</b>	Weekday lunch-time meals for seniors
	17	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		Services for Seniors/Frail Elderly
<b>Needs Addressed</b>		Services for Elderly/Frail Elderly
<b>Funding</b>		CDBG: \$15,000
<b>Description</b>		Meals on wheels program for homebound seniors.
<b>Target Date</b>		6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		90 homebound seniors
<b>Location Description</b>		Citywide
<b>Planned Activities</b>		Delivery meals to homebound seniors
18		<b>Project Name</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Services for Seniors/Frail Elderly
	<b>Needs Addressed</b>	Services for Elderly/Frail Elderly
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Counseling and referral services for seniors
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 senior households
	<b>Location Description</b>	619 W 19th St, Costa Mesa CA - Costa Mesa Senior Center
	<b>Planned Activities</b>	Counseling and referral services for seniors
<b>19</b>	<b>Project Name</b>	Elwyn
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Disabled
	<b>Needs Addressed</b>	Services for Disabled
	<b>Funding</b>	CDBG: \$5,720
	<b>Description</b>	Employment services for adults with developmental disabilities
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	42 adults with developmental disabilities
	<b>Location Description</b>	18325 Mt. Baldy, Fountain Valley CA
	<b>Planned Activities</b>	Business outreach to find work to be undertaken by adults with developmental disabilities
<b>20</b>	<b>Project Name</b>	Working Wardrobes
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services for Low and Moderate-Income Persons
	<b>Needs Addressed</b>	Services for Low & Moderate Income Persons
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Clothing for lower income and homeless individuals
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	52
	<b>Location Description</b>	3030 Pullman Costa Mesa, CA
	<b>Planned Activities</b>	Provide professional clothing and personal grooming items to assist lower income persons reenter the workforce

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Activities slated for CDBG-funding during Fiscal Year 2015-2016 will mainly be available on a citywide basis to income eligible individuals (i.e., limited clientele). The map of the City’s CDBG Eligible Areas provides a view of the areas where CDBG resources may be focused on an “area wide” basis (see **Appendix Map 6**).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	85
CDBG Eligible Areas	15

**Table 61 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

HUD funding will primarily be allocated on a citywide basis as the City’s primary intent is to serve lower income households that are in need of housing and regardless of where they live in the City. As the City’s CDBG-eligible areas tend to be older sections of the City, area wide activities will help to improve and sustain these neighborhoods and perhaps encourage homeowners to also invest in their homes.

### **Discussion**

As indicated above, CDBG and HOME funds will focused on programs that serve lower income residents regardless of where they live. It is also expected that the City’s investment in neighborhoods will create a synergy whereby residents will also invest in their home and community.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During Fiscal Year 2015-2016, proposed activities to be funded with CDBG and HOME funds will meet the housing needs of the following households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	48
Non-Homeless	0
Special-Needs	0
<b>Total</b>	<b>48</b>

Table 62 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
<b>Total</b>	<b>10</b>

Table 63 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Due to limited resources, the City will focus 2015-2016 HOME funds on the rehabilitation of existing owner-occupied housing units. While not the primary focus of the program, some special-needs households (senior and disabled) may be assisted during the year via the City's Owner-Occupied Housing Rehabilitation Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Costa Mesa does not own or manage public housing.

### **Actions planned during the next year to address the needs to public housing**

Not applicable

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

### **Discussion**

Not applicable

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

As outlined in the Strategic Plan, the City's homeless strategy is to support programs that help to prevent homelessness by supporting safety net services. These programs will help households, especially extremely low-income households, maximize the amount of income they have available for housing. Additionally, both HUD and City resources will be allocated to provide access to a continuum of services and housing to assist those already homeless and with strong ties to the community.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Approximately \$200,000 in General Fund resources will be allocated to provide direct outreach services for chronic and situational homeless. Services include engagement, assessment and linkages to appropriate services and housing. Services will be provided by City-paid social workers and community volunteers. Coordination of services will also be provided by the City.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As previously reported, there is a shortage of year-round emergency shelter beds in the County. The County of Orange and the regional CoC continue to seek ways to create new year-round emergency shelter - the City is supportive of these efforts. In the interim, the City will refer homeless individuals to the Winter Shelter Program and homeless families to the Family Redirection Program. The City anticipates funding transitional housing for women and women with children.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

As outlined in the City's Strategic Plan, HUD resources will be allocated for transitional housing and rapid rehousing. Transitional housing provides program participants with housing and support services in a structured environment for up to two years. This setting allows households to achieve educational or employment goals, address personal barriers (such as substance addition or domestic violence), and develop life skills, which ultimately lead to self-sufficiency. Funding will also be allocated for rapid rehousing programs, which take a homeless household and places them directly into an affordable

housing unit, and also provides appropriate supportive services. For Fiscal Year 2015-2016, funding will be allocated to assist single homeless persons and homeless families with children.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

As previously indicated, the City will continue to support the regional CoC's efforts to implement the regional Ten-year Plan to End Homelessness, which includes a discharge plan for the individuals leaving institutions such as hospitals and jails. The City's Homeless Outreach Program staff will also continue to work closely with individuals already homeless to assess their specific needs and then link them to appropriate support services, housing, and public assistance programs.

### **Discussion**

The City of Costa Mesa has a well developed strategy to address homelessness in the Community. This strategy includes outreach and assessment services for homeless and chronic homeless individuals. Program staff will attempt to link individuals to appropriate housing, support services, and public-assistance programs (e.g., VA benefits, SSI). To undertake this effort, the City has partnered with local nonprofit service providers and community-based volunteers. Based on assessments, individuals or households will be referred to appropriate housing/service providers. City staff will coordinate the delivery of services and housing with providers in an effort to reduce the number of homeless individuals in the community.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Barriers to affordable housing and actions to overcome barriers have been previously discussed in the Consolidated Plan Market Analysis and Strategic Plan.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As outlined in the City's Housing Element, the following actions will be implemented to remove or ameliorate barriers to affordable housing:

- The City will encourage the joint processing of related applications for a single project. Such procedures save time, money and effort for both the public and private sector.
- The City provides fee credits for existing development against new development. Fee credits are available for park fees, sanitation district fees, and traffic impact fees. Park fees and traffic impact fees can also be deferred until the issuance of Certificates of Occupancy.
- The City will provide incentives (such as density bonus and deferred impact fees) to developers that agree to reserve a portion of project units for lower income households (including extremely low income), moderate income households (common interest developments only), or for seniors and the disabled.
- The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.
- The City will continue to promote mixed-use development specific plan areas. The City will respond to market conditions and offer appropriate incentives through the Mixed Use Overlay zone. Incentives include; reduced parking standards, reduced open space, increased densities, increased height limit, increased lot coverage; reduced setbacks.

If available, subsidies may also be provided for qualified affordable housing projects (e.g., HOME funds). There is no local tax.

### **Discussion:**

The Housing Element has outlined the City's plan to address barriers to affordable housing. The Consolidated Plan mirrors this plan, which is to provide incentives to developers willing to dedicate developed units for lower income households.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Outlined below are the actions the City will implement to address the sub-strategies of the Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The City will allocate a portion of its CDBG and HOME funds for activities that address the housing and service needs of the elderly and lower-income households. Additionally, the City will encourage and support OCHA's efforts to obtain additional rental assistance funding especially for senior and low-income households. The City's housing rehabilitation program will focus its efforts to assist elderly homeowners undertake improvement of respective residences to address specific household needs.

### **Actions planned to foster and maintain affordable housing**

The City of Costa Mesa has identified the actions it will undertake during Fiscal Year 2015-2016 to foster and maintain affordable housing. The Consolidated Plan identified programs such as Owner-Occupied Housing Rehabilitation assistance as the means to maintain and improve housing currently available to by low and moderate-income residents. By providing deferred payment loans and grants, lower income households are able to rehabilitate their residence to meet basic housing quality standards and incur zero or minimal additional housing costs. An estimated 10 housing units will be assisted with HOME funds during Fiscal Year 2015-2016.

### **Actions planned to reduce lead-based paint hazards**

Based on past housing rehabilitation program statistics, only a small percentage of housing units that were rehabilitated with City resources contain lead-paint hazards. To ensure compliance with program regulations, all housing units, that were constructed before 1978, that are rehabbed with HOME resources, will be tested for lead-paint hazards. If needed, additional grant funds can be allocated to a project to ensure all lead-based hazards are mitigated.

### **Actions planned to reduce the number of poverty-level families**

The City will assist programs and services that combat poverty. During Fiscal Year 2015-2016 the City will fund the following activities to support implementation of this strategy:

- Implement housing programs (including housing rehabilitation assistance) for lower income, senior and disabled homeowners.
- Support rental assistance programs provided by the Orange County Housing Authority for very low-income renters.
- Support services for individuals presently housed but at risk of losing their residence. Also, assist

those already homeless in need of emergency shelter, transitional housing, or rapid rehousing, and continue to coordinate the delivery of services with nonprofit partners.

- Support safety net public services programs to improve the quality of life seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

### **Actions planned to develop institutional structure**

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community and assist those most in need. The City will continue to work with nonprofit public entities to deliver public services. As a member of the Orange County Continuum of Care Community Forum, the City will provide critical information to the County of Orange for preparation of the County's Continuum of Care Homeless Assistance grant applications. Costa Mesa will continue to provide critical information regarding mainstream funds the City will make available to serve the homeless, and also assist in identifying and prioritizing gaps and needs in the regional system of care. The City will continue to provide input on the development of the County's ten-year plan to end homelessness, and will also participate in the Orange County homeless services Coordinated Entry Process in an effort to remove barriers to housing at risk and chronically homeless individuals.

Costa Mesa will continue to assist the Orange County Housing Authority implement its Five-year PHA Plan. Finally, the City will continue to meet with other Orange County HUD grantees to discuss common program issues and to coordinate regional efforts.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Costa Mesa does not operate public housing. The Orange County Housing Authority provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals and objectives as it relates to public and assisted housing programs. The City will review the Authority's plans and provide OCHA the opportunity to review and consult with the City regarding its Consolidated Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents. Ongoing consultation with local nonprofits also assists the City to coordinate the efficient and effective use of limited resources federal resources.

### **Discussion:**

A HUD-required strategy not discussed above is the City's action steps to affirmatively further fair housing via the Analysis of Impediments (AI) for Fair Housing Choice. As detailed in the Strategic Plan, the City's current AI is summarized in the **Appendix**. Action steps to be taken during Fiscal Year 2015-2016 are also found in the Appendix (see **Appendix page 21**).

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements. Below are the program requirements for the CDBG and HOME programs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City is not proposing to utilize HOME funds in a form that is not delineated in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has not, and does not plan to utilize HOME funds for homebuyer assistance; however, if funds were to be redirected to such a program, steps will be taken to ensure program guidelines comply with applicable resale and recapture regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

As indicated above, the City has not, and does not plan to use HOME funds for homebuyer assistance; however, if funds were to be redirected to such a program, the applicable loan agreement would be prepared to comply with the resale/recapture requirements delineated in 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has not proposed use of HOME funds to refinance existing debt secured by multifamily housing; however, if funds were to be redirected to such a program, program staff will ensure that all applicable program policies are followed including establish refinancing guidelines and amending the Consolidated Plan to include guidelines.

**Discussion:**

The City will meet the CDBG Program's overall 70% benefit for low and moderate-income requirement during the one-year 2015 Program Year.

## Appendix - Alternate/Local Data Sources

**TABLE A: PAST PERFORMANCE (7/1/2010 THROUGH 6/30/2014)**

CONSOLIDATED PLAN OBJECTIVE	5-YEAR CONSOLIDATED PLAN GOAL	ACTUAL ACCOMPLISHMENTS (AFTER 4 YRS.)	PERCENT COMPLETED (AFTER 4 YRS.)
<b>Emergency Shelter:</b> Short-term shelter program (up to 3 mo.) for households that are in immediate need of shelter & support services	25 Persons	0 Persons	0.0%
<b>Transitional Housing:</b> Transitional housing program (3 mo. to 24 mo.) for homeless households that require housing, case management & other life skills in order to become self-sufficient - includes Rapid Rehousing activities	50 Persons	82 Persons	164.0%
<b>Special Code Enforcement:</b> Preserve the City's existing supply of housing by inspecting & enforcing housing & building codes	1,250 Housing Units	669 Housing Units	53.5%
<b>Fair Housing:</b> Actions to ameliorate impediments to fair housing including education, training services, enforcement of fair housing law & prosecute fair housing law violators	1,500 Households	1,397 Households	93.1%
<b>Home Ownership Assistance:</b> Down payment and/or closing cost assistance to assist qualified households purchase a home <b>* PROGRAM WAS DISCONTINUED IN FY 11-12 DUE TO LOSS OF REDEVELOPMENT FUNDS *</b>	5 Housing Units	0 Housing Units	0.0%
<b>Homelessness Prevention:</b> Services that assist households at risk of homelessness - assistance includes short-term financial subsidy & support services to prevent foreclosure, eviction, and/or utility termination	100 Persons	16 Persons	16.0%
<b>Owner Occupied Housing Rehab:</b> Rehabilitation loans & grants to assist homeowners improve primary residence to correct code violations, address deferred maintenance & improve neighborhood aesthetics	185 Housing Units	86 Housing Units	46.5%
<b>Homeowner Neighbors For Neighbors:</b> Preserve existing housing units with the assistance of volunteer labor & donated supplies. <b>* PROGRAM WAS NOT DISCONTINUED IN FY 13-14 *</b>	50 Housing Units	30 Housing Units	60.0%
<b>Rental Housing New Construction:</b> Support development of rental housing for seniors and/or developmentally disabled adults	52 Housing Units	0 Housing Units	0.0%
<b>Housing Choice Voucher Rental Assistance:</b> Rent subsidies for lower income renter households (program administered by the Orange County Housing Authority)	450 Households	555 Households	123.3%
<b>Elderly/Frail Elderly Services:</b> Services that help seniors & frail elderly maintain independent living and improve quality of life	1,000 Persons	2,863 Persons	286.3%
<b>Disabled Services:</b> Services for disabled & developmentally disabled adults that helps clients maintain independent living and improve quality of life	150 Persons	186 Persons	124.0%
<b>Youth Services:</b> Services that assist lower income families with children	4,000 Persons	2,246 Persons	56.2%
<b>General Public Services:</b> Services that assist lower income households – includes homeless outreach services	1,000 Persons	485 Persons	48.5%
<b>Public Infrastructure:</b> Financial resources for CDBG-eligible projects that improve or upgrade the City's infrastructure	10 Projects	8 Projects	80.0%
<b>Public Facilities:</b> Financial resources for CDBG-eligible projects that improve or upgrade the City's public facilities	5 Projects	4 Projects	80.0%
<b>HUD Program Administration:</b> Oversight & coordination of CDBG & HOME funds	5 Years	4 Years	80.0%

Source: City of Costa Mesa, Housing & Community Development Division

# CITY OF COSTA MESA HOUSING AND COMMUNITY NEEDS SURVEY



## CITY OF COSTA MESA HOUSING & COMMUNITY NEEDS SURVEY

The City of Costa Mesa is eligible to receive funds from the U.S. Department of Housing and Urban Development to help develop a viable community by providing decent housing, a suitable living environment & expanding economic opportunities, principally for low- & moderate-income persons. In order to receive these funds, the City is required to prepare a strategic plan that identifies priority housing and community needs for the City's Low- & Moderate-Income Residents. Your response to the following questions will assist the City prioritize needs that may be eligible for CDBG funding.

**Instructions:** Please respond to each need statement below by fully shading the circle that best represents your opinion. ]

<u>COMMUNITY FACILITIES</u>	No Need	Low Need	Medium Need	High Need	<u>COMMUNITY SERVICES</u>	No Need	Low Need	Medium Need	High Need
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Senior Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Youth Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park & Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>INFRASTRUCTURE</u>	No Need	Low Need	Medium Need	High Need	<u>NEIGHBORHOOD SERVICES</u>	No Need	Low Need	Medium Need	High Need
Drainage Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets/Alley Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stop Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>SPECIAL NEEDS SERVICES</u>	No Need	Low Need	Medium Need	High Need	<u>BUSINESS &amp; JOBS</u>	No Need	Low Need	Medium Need	High Need
Disabled Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Business Building Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Business Attraction Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abused Children Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Business Retention Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADA Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Job Training for Unemployed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Job Training for Under-Employed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Micro Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>HOUSING</u>	No Need	Low Need	Medium Need	High Need	<u>SPECIAL NEEDS HOUSING</u>	No Need	Low Need	Medium Need	High Need
Rehab Assistance for Homeowners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehab Assistance for Renter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Handicapped Accessible Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Homeless Shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable For Sale Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Domestic Violence Shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 <sup>st</sup> Time Homebuyer Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HIV/AIDS Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed Use Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Historic Buildings Rehab Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Which of the following best describes you?

- Resident
- Business Owner
- Social Service Provider
- Other (Please Specify)

In the space below, list any additional housing and/or community needs that have not been listed in the survey that you feel are high priority needs in Costa Mesa.

---



---



---

PLEASE RETURN COMPLETED SURVEYS NO LATER THAN **FEBRUARY 20, 2015**. SEND TO:  
MIKE LINARES, 77 FAIR DRIVE COSTA MESA CA 92628

You can also complete the survey online: <https://www.surveymonkey.com/s/CostaMesaHousingCommunityNeedsSurvey>

**Service Providers only:**

- Name of organization you represent: \_\_\_\_\_
- Primary population served (e.g., seniors, disabled adults, youth): \_\_\_\_\_
- Services Provided: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Number of persons served in 1 Yr (regardless of city of residence): \_\_\_\_\_
- Number of Costa Mesa residents served in 1 Yr: \_\_\_\_\_
- Number of persons turn away from services primarily due to a lack of funding (regardless of city of residence)? \_\_\_\_\_
- Number of Costa Mesa residents you turn away from services primarily due to a lack of funding? \_\_\_\_\_
- Identify current gaps in housing, service and public infrastructure you believe exist in the City of Costa Mesa and suggestions on how these needs might be addressed (please limit response to the space provided)



## Ciudad de Costa Mesa Encuesta de Necesidades de la Comunidad

La Ciudad de Costa Mesa recibe fondos federales y estatales que se pueden gastar en determinados usos tales como infraestructura, servicios comunitarios, viviendas, comercio y empleo. Estos fondos no son suficientes para satisfacer todas las necesidades de la comunidad. Solicitamos su colaboración y ayuda para identificar cuáles necesidades comunitarias son de más alta prioridad.

Por favor siga las siguientes instrucciones para cada una de las Categorías de Necesidad que se mencionan a continuación: Usando la escala de 4 – 1 (4 una necesidad Mayor hasta 1 para una necesidad Menor), rellene el caja que en su opinion mejor se aplique. Una respuesta por asunto. 1 indica la necesidad menor, mientras que 4 indica la necesidad mayor.

<u>Instalaciones Comunitarias</u>	Menor-1	2	3	Mayor-4	<u>Servicios Comunitarios</u>	Menor-1	2	3	Mayor-4
Servicios de Guardería	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades para Personas de Edad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros para los jóvenes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades para Jóvenes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Guardería	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Guardería	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instalaciones de Atención para la Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Programas Anti-Crimen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parques e Instalaciones de Recreación	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Infraestructura</u>	Menor-1	2	3	Mayor-4	<u>Servicios de Vecindario</u>	Menor-1	2	3	Mayor-4
Mejorar Desagotes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Graffitis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejorar las Calles/Callejones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Puesta en Práctica del Código	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejorar las Aeras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recolección de Basura	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Iluminación de la calle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instalaciones de Estacionamiento	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luces de Alto	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantado de Arboles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Servicios y Necesidades</u>	Menor-1	2	3	Mayor-4	<u>Comercios y Empleo</u>	Menor-1	2	3	Mayor-4
Centros & servicios para Incapacitados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Préstamos de Rehabilitación para Proprietarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refugios & Servicios para Personas Sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Esfuerzos para Atraer Nuevos Tipos de Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros & Servicios para Niños Maltratados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Esfuerzos para Atraer Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejorar Accesibilidad para Incapacitados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capacitación para Desempleados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios & Centros para VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capacitación para Personas con Subempleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Violencia Doméstica y Abuso de Sustancias	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<u>Vivienda</u>	Menor-1	2	3	Mayor-4	<u>Vivienda Especial</u>	Menor-1	2	3	Mayor-4
Préstamos de Rehabilitación para Casas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Viviendas para personas de Tercera Edad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Préstamos de Rehabilit. para Apartamentos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Viviendas para Incapacitados Personas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartamentos de bajo pagos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refugios para Personas Sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas Económicas para la Venta	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refugios para Víctimas de Violencia Doméstica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Préstamos para Comprar Casa por Primera Vez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refugios para Personas con VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivienda de Uso Mixto (ej.: Comercio en 1er.piso)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Préstamos de Rehabilit. para Edificios Históricos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Por favor díganos si usted es:

Residente

Dueño de Negocio

Servicio Social

Otro \_\_\_\_\_

Usted puede apuntar cualquier necesidad que no hemos incluido en esta encuesta y que usted sienta es importante.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Por correo - MIKE LINARES, 77 FAIR DRIVE COSTA MESA CA 92628  
 Se puede completar online: <https://www.surveymonkey.com/s/CostaMesaHousingCommunityNeedsSurvey>  
 Hasta febrero 20, 2015

# SURVEY RESULTS

## COSTA MESA CON PLAN SURVEY

March 10, 2015

	ENGLISH							SPANISH							TOTAL RESPONSES		
	Hi 4	Med 3	Low 2	No 1	ENGLISH Response	Average	Total	Hi 4	Med 3	Low 2	No 1	SPANISH Response	Average	Total	Response	Total	Average
<b>Q1: Community Facilities</b>																	
Senior Centers	53	68	37	10	168	2.77	465	2	2	6	1	11	2.09	23	179	488.00	2.73
Youth Centers	66	67	27	8	168	2.99	502	9	0	1	1	11	3.64	40	179	542.00	3.03
Childcare Centers	48	67	39	14	168	2.67	448	7	3	0	1	11	3.64	40	179	488.00	2.73
Healthcare Facilities	43	59	48	18	168	2.48	417	8	1	0	2	11	3.55	39	179	456.00	2.55
Park and Rec Facilities	83	49	28	8	168	3.08	517	6	4	1	0	11	3.55	39	179	556.00	3.11
<b>Q2: Community Services</b>																	
Senior Services	58	69	35	4	166	2.89	480	2	5	3	1	11	2.64	29	177	509.00	2.88
Youth Services	69	72	19	6	166	3.13	519	10	1	0	0	11	4.09	45	177	564.00	3.19
Legal Services	27	56	64	19	166	2.17	361	8	1	0	2	11	3.55	39	177	400.00	2.26
Anti-Crime	104	47	13	2	166	3.46	574	7	2	0	2	11	3.45	38	177	612.00	3.46
Health Service	51	61	40	14	166	2.67	443	8	3	0	0	11	3.91	43	177	486.00	2.75
<b>Q3: Infrastructure</b>																	
Drainage Improvements	47	65	46	7	165	2.65	438	4	4	1	2	11	3.00	33	176	471.00	2.68
Streets/Alley Improvements	61	69	31	4	165	2.96	488	10	1	0	0	11	4.09	45	176	533.00	3.03
Sidewalk Improvements	65	60	36	4	165	2.92	482	2	5	2	2	11	2.64	29	176	511.00	2.90
Street Lights	40	67	46	12	165	2.55	421	5	3	1	2	11	3.09	34	176	455.00	2.59
Stop Lights	26	49	65	25	165	2.08	343	5	3	1	2	11	3.09	34	176	377.00	2.14
<b>Q4: Neighborhood Services</b>																	
Graffiti Removal	57	73	35	0	165	2.93	484	0	6	3	2	11	2.27	25	176	509.00	2.89
Code Enforcement	60	67	32	6	165	2.92	481	2	5	2	2	11	2.64	29	176	510.00	2.90
Trash and Debris Removal	48	67	46	4	165	2.70	445	6	1	2	2	11	3.00	33	176	478.00	2.72
Parking Facilities	49	58	47	11	165	2.61	430	5	4	0	2	11	3.27	36	176	466.00	2.65
Tree Planting	46	64	47	8	165	2.62	433	6	3	1	1	11	3.36	37	176	470.00	2.67
<b>Q5: Special Needs Services</b>																	
Disabled Services	45	78	35	7	165	2.78	458	1	7	0	3	11	2.73	30	176	488.00	2.77
Homeless Services	106	37	11	11	165	3.39	559	8	2	0	1	11	3.73	41	176	600.00	3.41
Abused Children Services	54	68	35	8	165	2.82	465	4	5	1	1	11	3.18	35	176	500.00	2.84
ADA Improvements	30	68	56	11	165	2.38	393	3	4	2	2	11	2.73	30	176	423.00	2.40
HIV/AIDS Services	11	58	73	23	165	1.92	316	2	4	3	2	11	2.45	27	176	343.00	1.95
Domestic Violence Services	51	71	33	10	165	2.80	462	6	4	0	1	11	3.55	39	176	501.00	2.85

Hi Med Low No ENGLISH

Hi Med Low No SPANISH

TOTAL RESPONSES

	4	3	2	1	Response	Average	Total	4	3	2	1	Response	Average	Total	Response	Total	Average
<b>Q6: Business &amp; Jobs</b>																	
Business Building Rehabilitation	28	64	60	12	164	2.30	378	2	4	1	4	11	2.45	27	175	405.00	2.31
Business Attraction Activities	45	66	41	12	164	2.64	433	4	5	1	1	11	3.18	35	175	468.00	2.67
Business Retention Activities	68	59	34	3	164	2.98	488	2	3	4	2	11	2.27	25	175	513.00	2.93
Job Training for Unemployed	70	57	25	12	164	2.99	490	9	0	0	2	11	3.64	40	175	530.00	3.03
Job Training for Under-Employed	63	56	30	15	164	2.85	467	9	1	0	1	11	3.82	42	175	509.00	2.91
Micro Business Loans	45	66	36	17	164	2.64	433	4	2	3	2	11	2.64	29	175	462.00	2.64
<b>Q7: Housing</b>																	
Rehab Assistance for Homeowners	51	65	35	12	163	2.75	448	1	3	3	4	11	2.00	22	174	470.00	2.70
Rehab Assistance for Rental Housing Units	43	59	43	18	163	2.53	412	2	3	3	3	11	2.27	25	174	437.00	2.51
Affordable Rental Housing	88	30	26	19	163	3.00	489	10	0	0	1	11	3.91	43	174	532.00	3.06
Affordable for Sale Housing	70	41	29	23	163	2.80	457	11	0	0	0	11	4.18	46	174	503.00	2.89
1st Time Homebuyer Assistance	74	42	26	21	163	2.89	471	6	4	0	1	11	3.55	39	174	510.00	2.93
Mixed Use Housing	32	35	57	39	163	2.03	331	1	2	2	6	11	1.82	20	174	351.00	2.02
<b>Q8: Special Needs Housing</b>																	
Senior Housing	48	74	32	8	162	2.81	456	7	0	3	1	11	3.09	34	173	490.00	2.83
Handicapped Accessible Housing	42	64	43	13	162	2.58	418	4	4	1	2	11	3.00	33	173	451.00	2.61
Homeless Shelters	84	32	22	24	162	2.96	480	3	6	0	2	11	3.09	34	173	514.00	2.97
Domestic Violence Shelters	57	55	34	16	162	2.75	445	8	2	0	1	11	3.73	41	173	486.00	2.81
HIV/AIDS Housing	14	51	63	34	162	1.90	308	3	3	3	2	11	2.55	28	173	336.00	1.94
Historic Buildings Rehab Assistance	39	57	51	15	162	2.44	395	4	2	1	4	11	2.64	29	173	424.00	2.45
<b>Q9: Which of the following best describes you?</b>																	
Resident					Percent	#					Percent	#	Total Percent		Total		
					85.19%	138					54.55%	6	83.2%		144		
Business Owner					4.32%	7					0.00%	0	4.0%		7		
Social Service Provider					6.79%	11					0.00%	0	6.4%		11		
Other (please specify)					3.70%	6					45.45%	5	6.4%		11		
Total						162						11	100.0%		173		





## Taller Comunitario del Plan Consolidado

*Cuéntenos Qué Necesita Su Comunidad*

La Ciudad de Costa Mesa quiere saber las necesidades mayores de su comunidad en el taller que tendrá la **noche del jueves, 22 de enero de 2015**. Con su ayuda, la Ciudad va a identificar las necesidades y prioridades, y determinar cómo utilizar fondos federales en la ciudad tocante a la provisión de viviendas, servicios comunitarios (incluyendo servicios para los que les faltan viviendas), la infraestructura / instalaciones públicas, y el desarrollo económico.

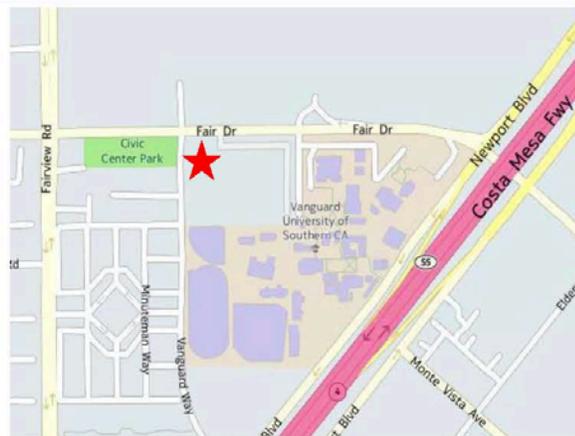
**Jueves, 22 de enero de  
2015**

**6:30 PM - 8:00 PM**

**Ciudad de Costa Mesa  
Emergency Operations Center  
(EOC)**

**99 Fair Drive, Costa Mesa, CA**

*(Entre City Hall y Depto. de Policía)*



Para obtener más información, póngase en contacto con Mike Linares del Development Services Department (Departamento de Desarrollo) al teléfono (714) 754-5678 o [Mike.Linares@costamesaca.gov](mailto:Mike.Linares@costamesaca.gov)

*Si necesita asistencia especial para participar en este taller, debe comunicarse con el Community Services Department (Departamento de Servicios Comunitarios) al (714) 754-5678. Notificación antes del taller permite que la Ciudad haga arreglos razonables para asegurar la accesibilidad a este taller.*



## Consolidated Plan Community Workshop No. 2

### *Tell Us What Your Community Needs*

The City of Costa Mesa wants to hear about your community's greatest needs at a workshop on **Thursday evening, February 12, 2015**. With your help, the City will identify the needs and priorities, and help determine how Federal funds will be used to provide housing, community services, including services to address homelessness, public facilities/infrastructure and economic opportunities.

**Thursday, February 12, 2015**  
**6:00 PM to 8:00 PM**

**Costa Mesa Senior Center**  
**695 W. 19<sup>th</sup> Street,**  
**Costa Mesa, CA**  
*2<sup>nd</sup> Floor Classrooms 1 & 2*



For more information, please contact Mike Linares of the Development Services Department at (714) 754-5678 or [Mike.Linares@costamesaca.gov](mailto:Mike.Linares@costamesaca.gov)

*If you need special assistance to participate in this workshop, you should contact the Development Services Department at (714) 754-5678. Notification prior to the workshop will enable the City to make reasonable arrangements to assure accessibility to this workshop.*



## Taller Comunitario No. 2 del Plan Consolidado

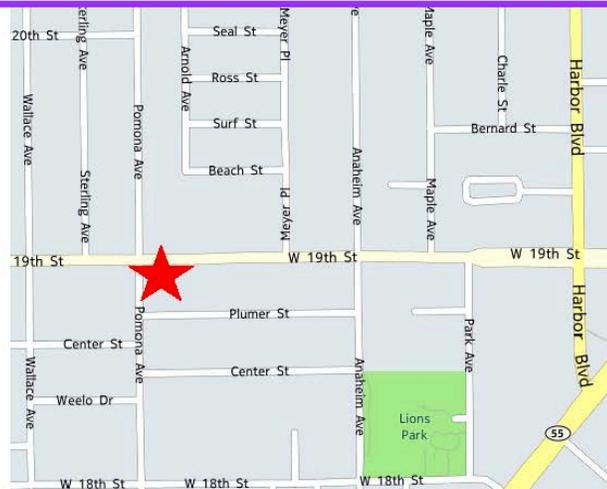
### *Cuéntenos Qué Necesita Su Comunidad*

La Ciudad de Costa Mesa quiere saber acerca de las mayores necesidades de su comunidad en el taller de la **noche del jueves , 12 de febrero de 2015**. Con su ayuda, la Ciudad va a identificar las necesidades y prioridades, y determinar cómo los fondos federales se utilizaran en toda la ciudad en cuestiones tales como la provisión de viviendas, servicios comunitarios incluyendo servicios tales como falta de viviendas, la infraestructura / instalaciones públicas y necesidades de la comunidad y el desarrollo económico.

**Jueves, 12 de Febrero, 2015**  
**6:00 PM to 8:00 PM**

**Costa Mesa Senior Center**  
**695 W. 19<sup>th</sup> Street,**  
**Costa Mesa, CA**

**Segundo Piso - Aulas 1 y 2**



Para obtener más información, póngase en contacto con Mike Linares del Community Services Department (Departamento de Servicios Comunitarios) al teléfono (714) 754-5678 o [Mike.Linares@costamesaca.gov](mailto:Mike.Linares@costamesaca.gov)

*Si necesita asistencia especial para participar en este taller, debe comunicarse con el Community Services Department (Departamento de Servicios Comunitarios) al (714) 754-5678. Notificación antes del taller permitirá a la Ciudad para hacer los arreglos razonables para asegurar la accesibilidad a este taller.*

**PUBLIC NOTICE  
CITY OF COSTA MESA  
PUBLIC HEARING AND  
COMMENCEMENT OF 30-DAY PUBLIC COMMENT PERIOD  
FOR SUBMISSION OF 2015-2019 CONSOLIDATED PLAN AND 2015-2016 ACTION PLAN**

Notice is hereby given that the City of Costa Mesa City Council will hold a public hearing related to the 2015-2019 Consolidated Plan and the One-Year Action Plan for fiscal year 2015-2016. The Consolidated Plan is a five-year strategic plan that identifies housing and community needs, strategies to address needs, and programs/resources to address these needs. The draft 2015-2019 Consolidated Plan and the draft 2015-2016 Action Plan delineate proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) programs.

For fiscal year 2015-2016, the City of Costa Mesa will receive \$1,028,141 in CDBG funds and \$327,658 in HOME funds from HUD. Program income generated from prior funded activities and unexpended prior year funds will also be utilized. As required by federal regulations, a 30-day public comment period will be initiated to receive written comments regarding the proposed use of these funds as outlined in the draft 2015-2016 Action Plan.

Proposed uses of 2015-2016 CDBG and HOME funds include the following:

▪ Special housing code enforcement to ensure the maintenance of decent, safe and sanitary housing	\$325,000
▪ Public services for lower income youths, seniors, homeless, and lower income persons	\$154,220
▪ Public facility improvements (various locations)	\$443,296
▪ Funds reserved for Community Housing Development Organizations	\$49,149
▪ Single-family housing rehabilitation loans/grants	\$245,744
▪ Program administration (CDBG and HOME programs)	<u>\$238,390</u>
<b>Total:</b>	<b>\$1,455,799</b>

30-Day Public Comment Period

The 30-day public comment period for the draft 2015-2019 Consolidated Plan and the draft 2015-2016 Annual Action Plan will commence on April 6, 2015, and will end May 5, 2015. A draft is available for public review at the Office of the City Clerk located at 77 Fair Drive, Costa Mesa, CA, and also on the City's website – [www.costamesaca.gov](http://www.costamesaca.gov). Written comments must be submitted to the City of Costa Mesa Housing and Community Development Division no later than 12:00 PM, May 5, 2015. Written comments should be addressed to Mike Linares, CDBG/HOME Coordinator at 77 Fair Drive, Costa Mesa, CA 92628.

Public Hearings

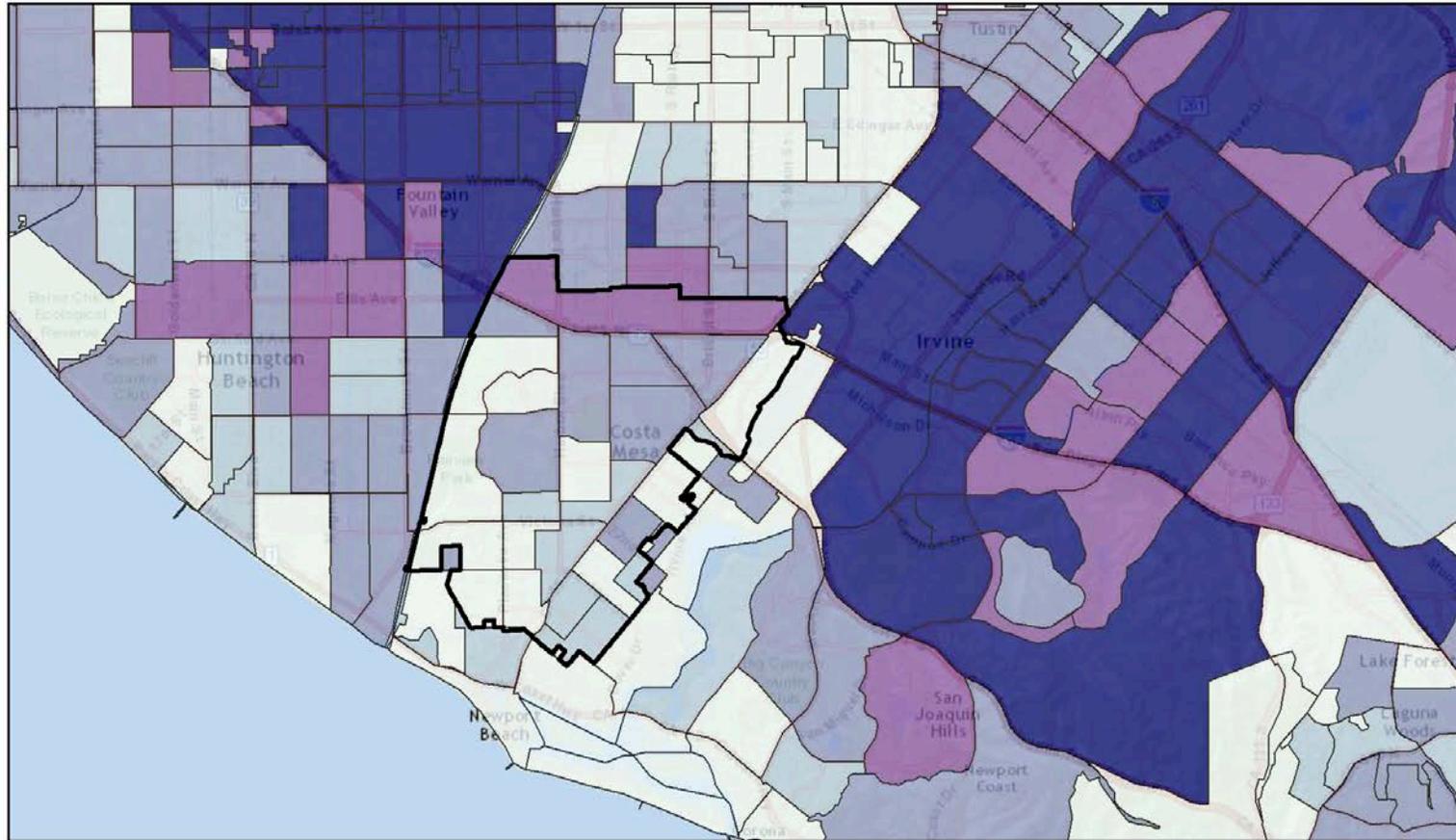
A public hearing regarding this action will be held at 7:00 PM, or soon thereafter, May 5, 2015, in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, CA. At this time and place any and all persons interested may appear and be heard thereon.

For further information, or to ensure reasonable accommodations are made for persons with disabilities, please contact Mike Linares, CDBG/HOME Coordinator at (714) 754-5678.

Publish: April 4, 2015

**MAP 1 – ASIAN CONCENTRATION**

**Race/Ethnic Concentration - Asian Persons**

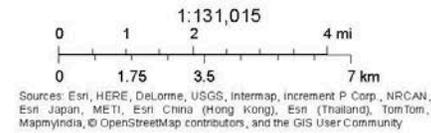
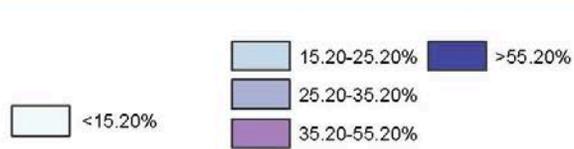
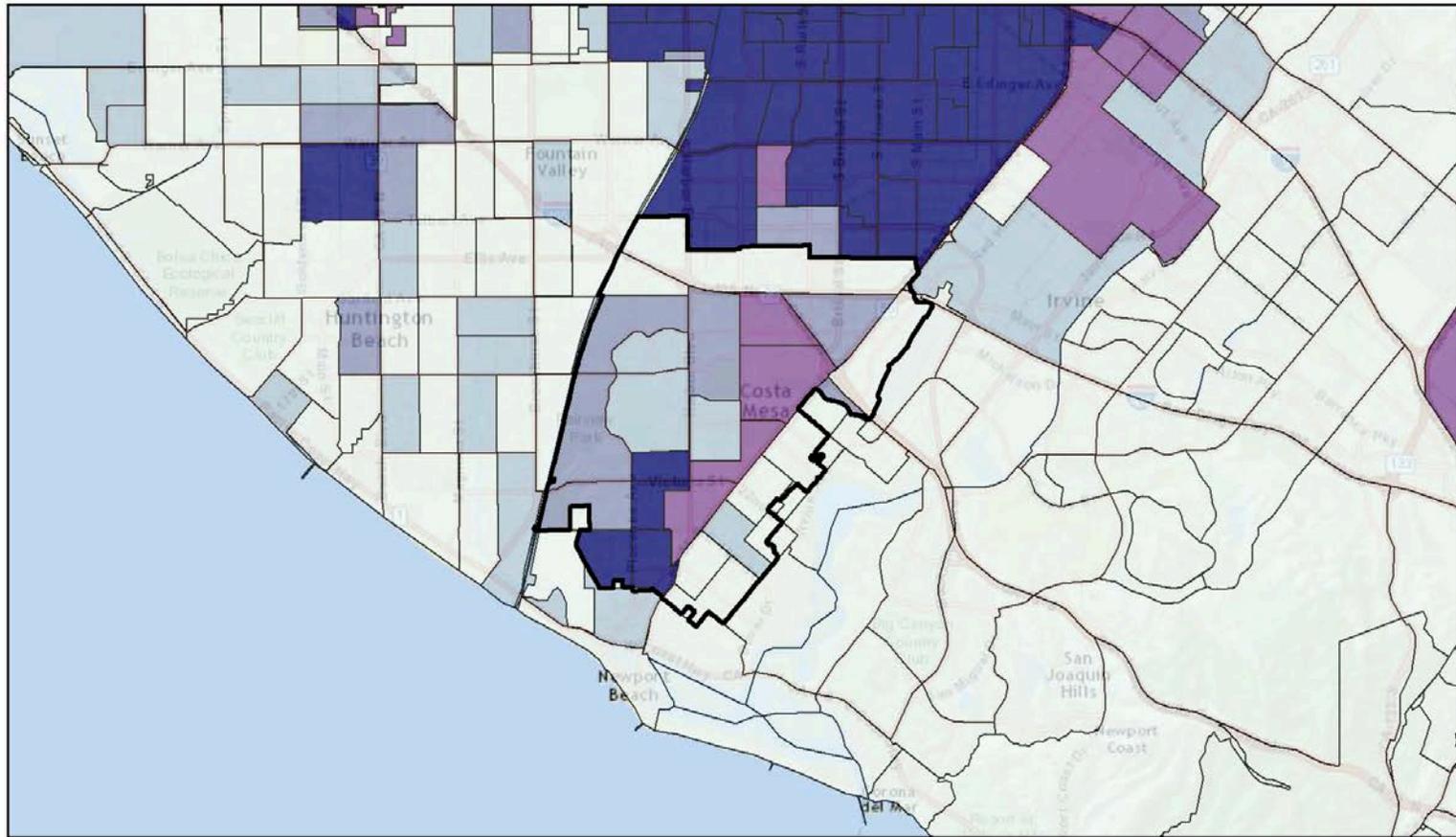


April 2, 2015



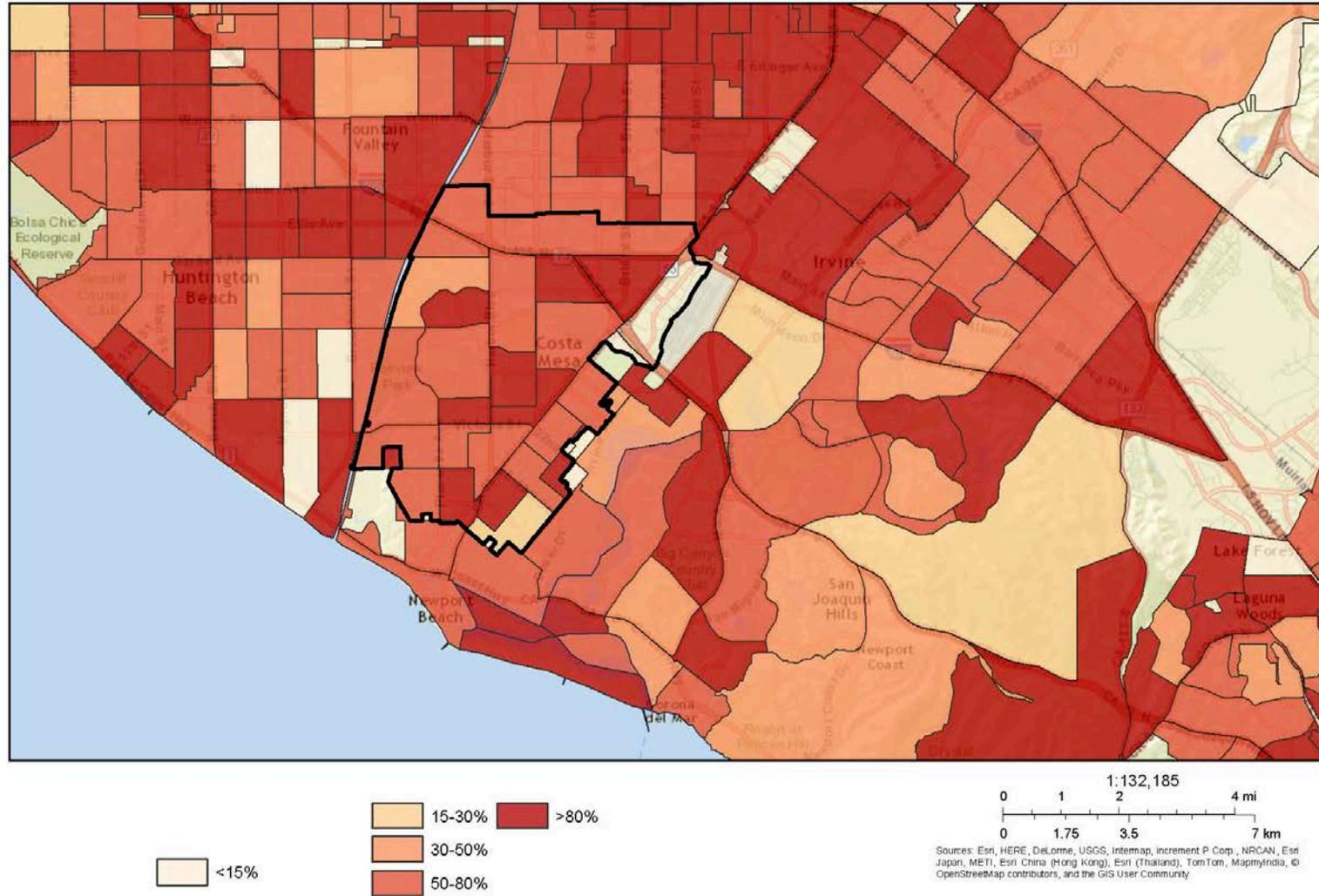
**MAP 2 – HISPANIC CONCENTRATION**

**Race/Ethnic Concentration - Hispanic Persons**



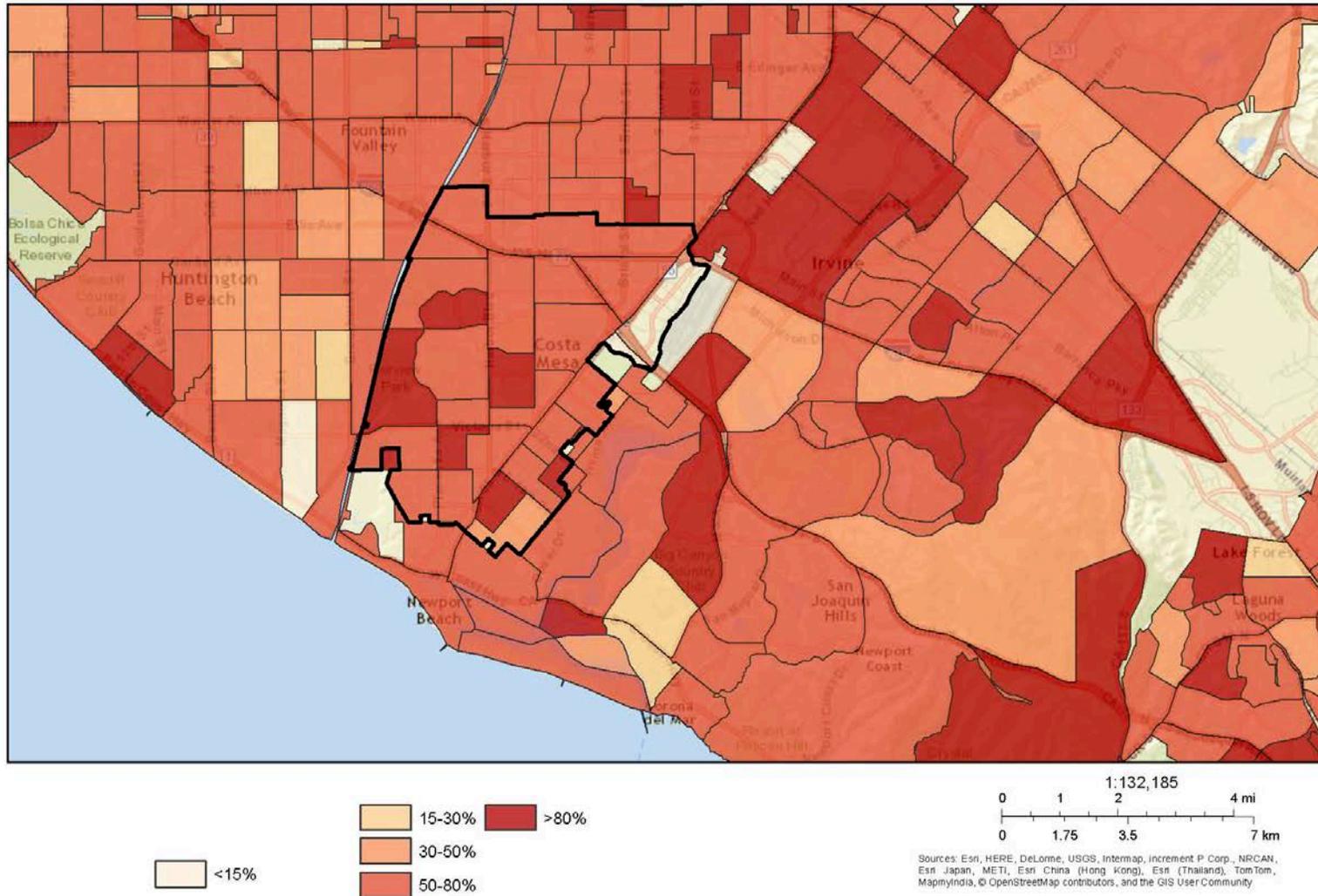
**MAP 3 – SEVERE HOUSING PROBLEMS CONCENTRATION (0%-30% AMI)**

Households with Any of 4 Severe Housing Problems - 0% to 30% AMI



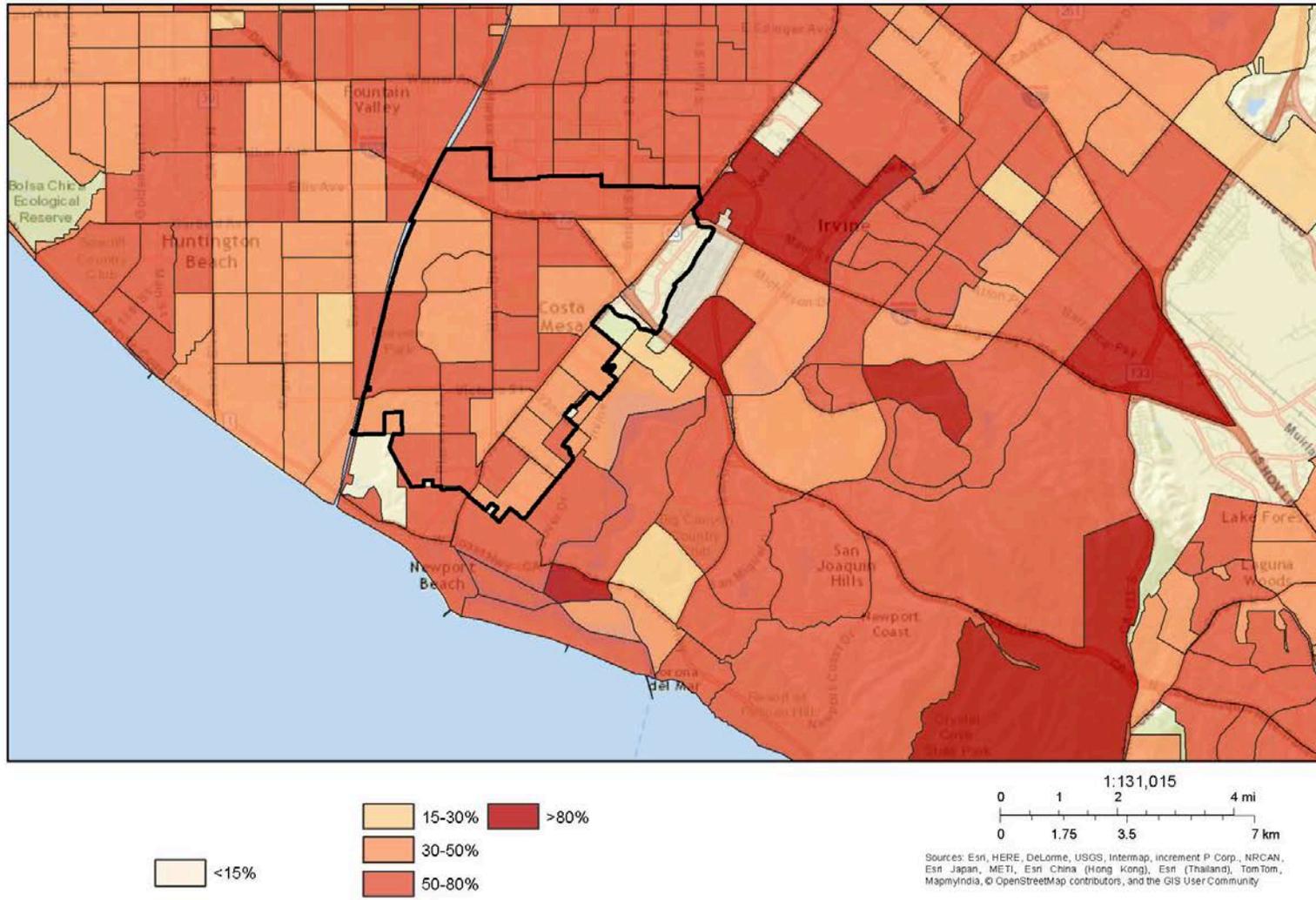
**MAP 4 - SEVERE HOUSING PROBLEMS CONCENTRATION (30%-50% AMI)**

Households with Any of 4 Severe Housing Problems - 30% to 50% AMI



**MAP 5 - SEVERE HOUSING PROBLEMS CONCENTRATION (50%-80% AMI)**

Households with Any of 4 Severe Housing Problems - 50% to 80% AMI





**TABLE B – ONE PERSON HOUSEHOLDS**

1-Person Households	Owners	Renters	Total
Householders Age 15 – 54	1,477	5,413	6,890
Householders Age 55 – 64	848	1,098	1,946
Householders Age 65 – 74	827	401	1,228
Householders Age 75 & over	1,062	603	1,665

Source: American Community Survey 2007-2011 (Table ID: B25116)

**TABLE C: INVENTORY OF ASSISTED HOUSING UNITS**

Name of Project	Address	Target Group	Potential Expiration	Funding	Target Level	Assisted Units
Bethel Towers	666 W. 19 <sup>th</sup> St.	Senior	2067	LIHTC	Low	270
Casa Bella	1840 Park Ave.	Senior	9/11/2015	HUD Section 8	Low	75
St. John's Manor	2031 Orange Ave.	Senior	12/2/2015 5/2062	HUD Section 8 HOME, CM Redevelopment, Federal Rental Rehab	Very Low	36
Costa Mesa Family Village	2015 -2019 Pomona Ave. 755-771 W. 20th St. 1924-1932 Wallace Ave.	General	12/2038	CM Redevelopment Ground Lease	Very Low/Low	72
Park Place Village (SRO)	1662 Newport Blvd.	General	Perpetuity	Land Use Restriction	Very Low	60
Costa Mesa Village (SRO)	2450 Newport Blvd.	General	Perpetuity	OC Housing Authority, CM Redevelopment	Very Low	96
Newport Senior Village (SRO)	2080 Newport Blvd.	Senior	Perpetuity	Land Use Restriction	Very Low/Low	91
HOME Rehabilitation Project #1	734-744 James Street	General	4/2049	HOME	Very Low/Low	11
HOME Rehabilitation Project #3A	745 W. 18 <sup>th</sup> Street	General	5/2056	HOME	Very Low/Low	3
HOME Rehabilitation Project #6	717-721 James Street	General	6/2058	HOME, Federal Rental Rehab	Very Low/Low	8
HOME Rehabilitation Project #3B	707-711 W. 18 <sup>th</sup> Street	General	5/2056	CM Redevelopment	Very Low/Low	8
Other Density Bonus Units	Scattered	General	Various	Land Use Restriction	Very Low/Low/ Moderate	156
Harbor Village	2501 Harbor	Developmentally Disabled and General	Perpetuity	State-Owned	Very Low/Low/ Moderate	550

Sources:

1. U.S. Department of Housing and Urban Development
2. California Housing Partnership Corporation
3. City of Costa Mesa 2013-2021 Housing Element

**TABLE D: COSTA MESA CHILDREN UNDER AGE 6 WITH HIGH BLOOD LEAD VALUES (>4.5gu/dL)**

2010	2011	2012	2013	2014 *	TOTAL
27	32	33	58	27	177

Source: California Department of Public Health, Childhood Lead Poisoning Prevention Branch

**TABLE E: HOMELESS FACILITIES SERVING COSTA MESA**

EMERGENCY SHELTER NAME	NO. OF BEDS	SERVICES	% OF CHRONIC HOMELESS BEDS
Human Options	36	Emergency Shelter for victims of domestic violence -women & children	0%
Salvation Army Hospitality House	50	Emergency shelter and services single men and women	75%
Santa Ana Armory <sup>1</sup>	250	Cold weather emergency shelter - only operates during winter (Dec-Mar)	90%
Mercy House (Family Redirection) <sup>1</sup>	126	Cold weather emergency shelter for families with children - only operates during winter (Dec-Mar)	0%
Women's Transitional Living Center	20	Emergency Shelter for victims of domestic violence -women & children	0%
TRANSITIONAL HOUSING SHELTER NAME	NO. OF BEDS	SERVICES	% OF CHRONIC HOMELESS BEDS
Human Options Second Step	50	Transitional housing for victims of domestic violence (women & children)	0%
Orange Coast Interfaith Shelter	30	Transitional housing for families with children	0%
Mercy House Transitional Living Center	69	Transitional housing for families with children and for single adults	10%
Colette's Children's Home	82	Transitional housing for women and women with children	15%

Source: County of Orange Housing and Community Services Department

1. Beds only available during winter months

**TABLE F: UNDERUTILIZED SITES SUITABLE FOR HOUSING**

**19 WEST URBAN PLAN AREA**

SITE	ADDRESS	ACREAGE	EXISTING ZONING	EXISTING GENERAL PLAN	EXISTING USES	POTENTIAL UNITS (avg. 24 du/ac)
1	745 W. 19th St	0.63	C1	General Commercial	Restaurant and bar with large service parking under common ownership	15
	719 W. 19th St	1.29				31
2	647 W. 19th St	.60	C1	General Commercial	Restaurant, small office building, and printing services	14
	657 W. 19th St	.36		Office		9
	659 W. 19th St	.27		General Commercial		6
					<b>Total Capacity:</b>	<b>75</b>

**MESA WEST BLUFFS URBAN PLAN AREA**

SITE	ADDRESS	ACREAGE	EXISTING ZONING	EXISTING GENERAL PLAN	EXISTING USES	POTENTIAL UNITS
1	671 W. 17 <sup>th</sup> St	9.1	General Industrial	Light Industrial	Office and manufacturing	13 20 (if live/work housing)

Source: City of Costa Mesa 2013-2021 Housing Element

## **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (INCLUDING 2015-2016 ACTION PLAN)**

As a recipient of federal grant funds, the City of Costa Mesa is required to prepare an Analysis of Impediments to Fair Housing Choice (AI). In addition to identifying impediments, a strategy to overcome impediments must be implemented. The current AI was prepared in conjunction with the 2010-2014 Consolidated Plan in partnership with three other Orange County jurisdictions. In July 2013, HUD published proposed rules that substantially revamped existing AI rules; however, as of this date, final implementing regulations have not been published. On the advice of the Fair Housing and Equal Opportunity staff at the Los Angeles HUD Office, the City is moving forward with an update to the AI utilizing existing HUD guidelines. The City is undertaking this process in partnership with 16 Orange County HUD grantees. It is anticipated that the updated AI will be completed in time for adoption of the 2016-2017 Annual Action Plan.

The current AI reviewed an array of public and private policies, practices and procedures affecting housing choice within a four-city area (Costa Mesa, Mission Viejo, San Clemente and Tustin). The information listed below summarizes the impediments identified in the AI and outlines actions the City will implement during FY 2015-2016 in an effort to address impediments. It is important to note that not all impediments listed are present in Costa Mesa.

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

The 2010-2014 Analysis of Impediments to Fair Housing Choice identified several factors that might affect a household's ability to access housing in a manner free from discrimination. Impediments identified in the AI are summarized below:

- The lack of income presents a barrier to obtaining affordable housing. Most impacted by low income are elderly households and minority populations.
- The City may be experiencing demographic changes that may strain race relations.
- A majority of Asians and Pacific Islanders tend to be linguistically isolated.
- The recent economic downturn and high unemployment had made homeownership more difficult; however, while minorities may be underrepresented in the ownership market this is not identified as an impediment to fair housing as all households, regardless of race/ethnicity, have been impacted by shifts in the housing market.
- Overcrowding is significantly higher among Hispanic households.
- A significant portion of large and elderly renter households are experiencing some type of housing problem.
- Disability, race, and familial status constitute the majority of complaints received by the fair housing service provider for the City. A review of these complaints found a pattern of allegations of denial of reasonable accommodations and unequal terms.
- Bias against race and/or ethnicity appears to be the biggest motivator of hate crimes.
- Immigrant populations appear to need fair housing outreach and education services.
- There appears to be a lack of lender advertising in particular neighborhoods.

## **ACTIONS TO ADDRESS IMPEDIMENTS (2015-2016)**

To address identified impediments, the following actions will be implemented during FY 2015-2016 by the City and its fair housing service provider (the Fair Housing Foundation - FHF):

- Fair housing services will be provided at an effective and responsive level to ensure comprehensive fair housing outreach is carried out in the community and to affirmatively promote services in Low- and Moderate-income areas of concentration.
- The City's website will be updated to provide information and links to fair housing providers. Links to information in languages other than English may be provided.
- The City will collaborate with its fair housing service provider to provide fair housing training for tenants, property management companies, homeowner associations and other groups, to help ensure each is knowledgeable of fair housing laws and available services.
- The City will affirmatively market its housing rehabilitation program in Low- and Moderate-income and racial/ethnic areas.
- As allowed by resources, FHF reviewed advertising for Orange County rentals listed in media such as *The Orange County Register*, *La Opinion*, *Los Angeles Times*, local weekly newspapers, Craigslist, and *The Penny Saver*, for discriminatory content. Discriminatory advertisements may be referred for further investigation and possible enforcement action.
- In response to foreclosures, FHF will provide appropriate referrals for qualified foreclosure prevention and affordable housing assistance.

# CITIZEN PARTICIPATION PLAN

INTENTIONALLY BLANK

**CITY OF COSTA MESA  
CITIZEN PARTICIPATION PLAN**

**PURPOSE:**

The purpose of the Citizen Participation Plan is to provide the method and process by which the City of Costa Mesa's consolidated planning process will comply with the citizen participation requirements promulgated by the Department of Housing and Urban Development (HUD) pursuant to section 104(a)(3) of the Housing and Community Development Act of 1974, as amended, and as further augmented by program regulations under 24 CFR Part 91, Subpart B.

Through implementation of this Citizen Participation Plan, residents will be afforded the maximum feasible opportunity to provide input on housing and community development needs, issues and problems affecting very-low and low-income persons; to learn about the Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs the City needs to apply for and the expected amount of assistance to be received from each; to develop local project proposals; to give input to project selections and funding distributions; and to participate in the implementation of funded activities.

This Plan, once adopted, may be amended by the City Council and shall remain in effect until superseded by a new plan or until the City no longer participates in the Housing and Community Development Block Grant Program and HOME program, or other eligible programs that pertain to the Consolidated Planning process.

**GOALS – OBJECTIVES – ACTIONS**

**Provide for and encourage citizen participation** for all residents in the City in the development of the Consolidated Plan, any amendments to the Consolidated Plan, and in the Consolidated Plan performance report. In particular, the City will emphasize participation of 1) very-low and low-income residents; 2) minorities; 3) non-English-speaking persons; and 4) persons with mobility, visual, or hearing impairments, during all states of the process.

**Provide information regarding the amount of HOME, CDBG, and leverage funds** that are to be available, the range of activities that can be undertaken and the procedures and contact points available for their involvement in the City's consolidated planning process.

**Encourage the involvement of residents** of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, along with other low-income residents of targeted revitalization areas.

To meet these goals/objectives, the City will meet with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing projected proposal applications.

## **REASONABLE NOTICE**

The City will provide residents and stakeholders with reasonable notice of, and opportunity to comment on the consolidated planning process, proposed use of funds, and all proposed substantial changes necessitating an amendment to the Consolidated Plan. At minimum, the City will provide a publicly advertised 30-day comment period for the adoption of all plans and amendments thereto.

- Publish in newspapers of general circulation, a notice to the general public that the City is initiating a consolidated planning process including the amounts and types of assistance expected, the range of activities that may be undertaken, and how citizens can become involved in the planning and the project development processes. At a minimum, the public notice will consist of advertisements published in a newspaper of general circulation in the City.
- Send letters, emails, memos or other information forms of communication to known interest groups and service providers informing them of the consolidated planning process requirements and the process for submitting recommendations.
- Post notices on the City web site and in public meeting areas, including the Neighborhood Community Center, the Downtown Community Center, libraries, City Hall bulletin board, and/or the Police Department bulletin board.
- Upon notification that non-English speaking residents will be in attendance at City public hearings, the City will make an effort to assure that bilingual personnel are available to assist non-English speaking residents wishing to provide testimony at the public hearings on consolidated plan items.

## **TIMELY ACCESS TO LOCAL MEETINGS, INFORMATION AND RECORD**

The City will make efforts to provide citizens with reasonable and timely access to local meetings, information and records relating to a) the identification of needs, b) the consolidated planning process and project proposal, and c) the city's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act.

- Provide information and records to the public about proposed projects and the actual use of funds under the HOME and CDBG programs.
- Make copies of the Proposed and the Final Consolidated Plan, related needs information, and performance documentation available for review at the City Offices, the community center, and libraries.
- Post copy of Plan or Summary on the City's web site.

- Utilize the results from the public information meetings (Needs Identification Forums) held to obtain information from citizens about local housing, to formulate community and economic development needs for the next three to five years.

(1) Provide copies of the findings from the public information meetings to members of the public and identified interest groups.

(2) In each successive year, publish in newspapers of general circulation, a notice to the general public inviting citizens to participate in Needs Identification Forums to identify the community development and housing needs of very-low and low-income persons.

(3) Publish notices announcing the availability of the Final Consolidated Plan, related needs information or performance documents.

- Provide for timely consideration and response to comments, complaints and grievances regarding the Consolidated Plan, amendments of the plan or performance report.

(1) City will prepare a summary of all comments and views expressed by citizens or interested parties at the public hearing on the final Consolidated Plan, amendment of the plan or performance report and will attach said summary to the final Consolidated Plan, amendment of the plan or performance report.

- Consider any comments or views of citizens or units of local government received in writing, or orally during the public hearing on the proposed Consolidated Plan, amendment of the plan or performance report.

(1) Answer, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups.

- Receive and respond to written complaints and grievances within 15 working days, where practicable.

(1) All written complaints and grievances regarding the City's consolidated Plan received by the City will be logged-in and responded to, in writing. Depending on the nature of the project, the time that it requires for resolution, and staff resources available to investigate and respond, the written response will be sent within 15 days or as soon as possible otherwise.

- Provide technical assistance to interested community groups.

- Provide for a wide distribution of the final Consolidated Plan, or summary thereof, to afford citizens throughout the County a reasonable opportunity to examine their contents.

(1) Each year the City Council will conduct a publicly advertised hearing to consider the proposed Annual Plan, to review staff recommendations regarding which project proposals and corresponding funding levels will best meet identified needs and to receive citizen input, with such hearing at its conclusion, being continued for a period of two weeks to enable staff to make any recommended revisions to the plan prior to final consideration and approval by the City Council.

(2) Reproduce and distribute copies of the Consolidated Plan to the public libraries, community centers, and any other public information site to be determined and request that the copies be displayed during a specified period of time which corresponds to the 30 day comment period advertised in the Notice.

(3) The City will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the City's use of applicable grant programs during the preceding year.

▪ **Provide for public hearings** to obtain citizen views on housing and community development needs, proposed projects and activities, the consolidated plan and any amendments thereto and program performance.

a. Conduct a public hearing before the City Council to receive citizen input on housing, community and development needs issues or problems, and the amended Citizen Participation Plan at a time and location convenient to the public and with accommodations for the handicapped.

(1) A notice will be published on the City's web site and in newspapers of general circulation throughout the City concerning the public hearing, 15 days prior to such hearing.

(2) City Public hearings will be conducted at the City of Costa Mesa City Council Chambers, 77 Fair Drive, Costa mesa during regularly scheduled hearing dates and times. This facility is centrally located and fully furnished and equipped to accommodate all citizens who wish to participate. The Chambers are fully handicapped accessible with provisions for persons in wheelchairs to address the Council.

b. Conduct a public hearing before the City Council in January each year to review activities and accomplishments achieved during the previous Program Year.

**MODIFICATIONS:** The City of Costa Mesa may make modifications to the activities listed in the CDBG portion of the Consolidated Plan, without public notice or an amendment to the Consolidated Plan, so long as the modifications do not result in a **substantial change** to the purpose, scope, location or beneficiaries of an activity. In this instance, substantial change is defined as follows: 1) a net increase greater than 25% of the respective HUD grant allocation listed in a published Consolidated Plan; or 2) a change in the type of activity; or 3) a change in the location of the activity; or 4) a change in the

beneficiaries of the activity. The program administration activity and the unprogrammed funds category are not subject to the allocation limitations defined under substantial change.

**ADDENDA:** The results of public hearings, information forums, and written and verbal comments will be recorded and made a part of this document prior to the adoption of the Consolidated Plan.

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
---	---	--

<b>* 3. Date Received:</b> _____	<b>4. Applicant Identifier:</b> B-15-MC-060503
-------------------------------------	---

<b>5a. Federal Entity Identifier:</b> B-15-MC-060503	<b>5b. Federal Award Identifier:</b> B-15-MC-060503
---	--

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
---	---

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> CITY OF COSTA MESA	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-6005030	<b>* c. Organizational DUNS:</b> 0661480160000

**d. Address:**

<b>* Street1:</b> 77 FAIR DRIVE
<b>Street2:</b> _____
<b>* City:</b> COSTA MESA
<b>County/Parish:</b> _____
<b>* State:</b> CA: California
<b>Province:</b> _____
<b>* Country:</b> USA: UNITED STATES
<b>* Zip / Postal Code:</b> 92628-1200

**e. Organizational Unit:**

<b>Department Name:</b> DEVELOPMENT SERVICES	<b>Division Name:</b> HOUSING & COMMUNITY DEVELOPMEN
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> MR	<b>* First Name:</b> MIKE
<b>Middle Name:</b> _____	
<b>* Last Name:</b> LINARES	
<b>Suffix:</b> _____	

**Title:** CDEG/HOME COORDINATOR

**Organizational Affiliation:**  
\_\_\_\_\_

<b>* Telephone Number:</b> 714-754-5678	<b>Fax Number:</b> 714-754-4913
---	---------------------------------

**\* Email:** mike.linares@costamesaca.gov

**Application for Federal Assistance SF-424**

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

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

HOUSING AND URBAN DEVELOPMENT

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

14-218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANT

**\* 12. Funding Opportunity Number:**

NA

\* Title:

NA

**13. Competition Identification Number:**

NA

Title:

NA

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

Add Attachment

Delete Attachment

View Attachment

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

CDBG FUNDS WILL BE USED TO ADDRESS COMMUNITY NEEDS FOR LOWER INCOME COSTA MESA RESIDENTS.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,028,141.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="187,000.00"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,215,141.00"/>

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

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

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

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
---	---	--

<b>* 3. Date Received:</b> _____	<b>4. Applicant Identifier:</b> M-15-MC-06-0507
-------------------------------------	--

<b>5a. Federal Entity Identifier:</b> M-15-MC-06-0507	<b>5b. Federal Award Identifier:</b> M-15-MC-06-0507
--	---

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
---	---

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> CITY OF COSAT MESA
--

<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-6005060	<b>* c. Organizational DUNS:</b> 0661480160000
--	---

**d. Address:**

<b>* Street1:</b> 77 FAIR DRIVE
<b>Street2:</b> _____
<b>* City:</b> COSTA MESA
<b>County/Parish:</b> ORANGE
<b>* State:</b> CA: California
<b>Province:</b> _____
<b>* Country:</b> USA: UNITED STATES
<b>* Zip / Postal Code:</b> 92628-1200

**e. Organizational Unit:**

<b>Department Name:</b> DEVELOPMENT SERVICES	<b>Division Name:</b> HOUSING&COMMUNITY DEVELOPMENT
---	--

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> _____	<b>* First Name:</b> MIKE
<b>Middle Name:</b> _____	
<b>* Last Name:</b> LINARES	
<b>Suffix:</b> _____	

<b>Title:</b> CDBG/HOME COORDINATOR
-------------------------------------

<b>Organizational Affiliation:</b> _____
---

<b>* Telephone Number:</b> 714-754-5678	<b>Fax Number:</b> 714-754-4913
---	---------------------------------

<b>* Email:</b> mike.linares@costamesaca.gov
--

**Application for Federal Assistance SF-424**

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

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

HOUSING AND URBAN DEVELOPMENT

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

14-239

CFDA Title:  
HOME INVESTMENT PARTNERSHIPS

**\* 12. Funding Opportunity Number:**

NA

\* Title:  
NA

**13. Competition Identification Number:**

NA

Title:  
NA

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

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

HOME FUNDS WILL BE USED TO PRESERVE, IMPROVE AND EXPAND THE CITY'S SUPPLY OF HOUSING FOR LOWER INCOME HOUSEHOLDS.

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts If needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="327,658.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="332,298.00"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="659,956.00"/>

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

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

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

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

## CERTIFICATIONS

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 , \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

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

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

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING:**

#### **A. Lobbying Certification**

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