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ATTACHMENT 5



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August 29, 2016

Chair Robert Dickson and Planning Commission Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Fairview Developmental Center - Amend Zoning Code to Include Additional Units Set-Aside for Lower Income Working Households

Dear Chair Dickson and Planning Commission Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with jurisdictions in Orange County to create effective policies that has led to the new construction of homes affordable to lower income working families.

The Fairview Developmental Center site is a state-owned property and presents the greatest potential and opportunity for the development of homes affordable to the developmentally disabled. As the City moves forward to amend the Zoning Code to include and rezone the site to Institutional and Recreational- Multi-Use, the Commission recommends the City ensure the site will **maximize** the development potential of affordable homes for the developmentally disabled and for lower income working families. **Specifically, on top of the required 20% multi-family units set-aside for the developmentally disabled, the City should set-aside additional multi-family units and prioritize the development of three-bedroom units that would be affordable to large working families at extremely low- and very low-income.**

We look forward to City's responses to our recommendations and if you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias
Executive Director

cc: Kathy Esfahani, Costa Mesa Affordable Housing Coalition
Robert Sterling, Department of Developmental Services

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Costa Mesa Affordable Housing Coalition

August 29, 2016

Chair Robert L. Dickson, Jr. and Planning Commission Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Fairview Developmental Center - Amend Zoning Code to Include Additional Units Set-Aside for Lower Income Working Households

Dear Chair Dickson and Planning Commission Members:

The Costa Mesa Affordable Housing Coalition (the Coalition) urges the Planning Commission to take the following action tonight in regard to the Fairview Developmental site:

The Fairview Developmental Center site is a state-owned property and presents the greatest potential and opportunity for the development of homes affordable to the developmentally disabled. As the City moves forward to amend the Zoning Code to include and rezone the site to Institutional and Recreational- Multi-Use, the Commission recommends the City ensure the site will **maximize** the development potential of affordable homes for the developmentally disabled and for lower income working families. **Specifically, on top of the required 20% multi-family units set-aside for the developmentally disabled, the City should set-aside additional multi-family units and prioritize the development of three-bedroom units that would be affordable to large working families at extremely low- and very low-income.**

Sincerely,

Kathy Esfahani

Kathy Esfahani
For The Costa Mesa Affordable Housing Coalition