



PLANNING COMMISSION

AGENDA REPORT

VI.5

MEETING DATE: JULY 28, 2008

ITEM NUMBER

SUBJECT: GENERAL PLAN AMENDMENT GP-08-03 FOR THE PROPOSED 2008-2014 HOUSING ELEMENT UPDATE TO THE 2000 GENERAL PLAN

DATE: JULY 15, 2008

**FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, PRINCIPAL PLANNER
(714) 754-5278**

DESCRIPTION

General Plan Amendment GP-08-03 is a City-initiated amendment to the 2000 General Plan consisting of:

- (a) Final Supplemental Environmental Impact Report (SEIR): To satisfy the requirements of the California Environmental Quality Act (CEQA), the City prepared a supplemental document to the original General Plan Final Program EIR (certified in January 2002).
- (b) Proposed 2008-2014 Housing Element: A technical update of the Housing Element of the 2000 General Plan as required by California Law Government Code Section 65588.

RECOMMENDATION

Recommend that City Council: (a) Certify Supplemental EIR and (b) Approve General Plan Amendment GP-08-03 for the 2008-2014 Housing Element, by adoption of attached Planning Commission resolution.

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Management Analyst

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Principal Planner

KIMBERLY BRANDT, AICP
Assistant Dev. Svs. Director

BACKGROUND

State Law Requirements for Housing Element Update

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The updated Housing Element must be adopted by City Council and certified by the Housing and Community Development Department to be in compliance with State Law.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

Community Workshops

Veronica Tam of Veronica Tam & Associates, Inc., served as the City's consultant during the Housing Element update process. Ms. Tam and Hilda Veturis, Management Analyst, coordinated the public outreach to solicit input from residents and housing and service providers regarding the housing needs of the community.

Community workshops were conducted for neighborhood and homeowners associations throughout the City as follows:

- June 18, 2007 Community workshop at Neighborhood Community Center
- July 24, 2007 MIKA Community Development Corporation
- October 3, 2007 Mesa Verde, Inc. Home Owners Association
- April 7, 2008 Planning Commission hosted a Community workshop/open house at Costa Mesa City Hall
- May 12, 2008 Community workshop/open house at Costa Mesa City Hall

Public Meetings

The following public meetings were held:

- On September 25, 2007, the Redevelopment and Residential Rehabilitation (3-R) Committee held a public forum to discuss the Housing Element.
- On February 12, 2008, City Council and Planning Commission held a special joint study session to preview the proposed 2008-2014 City of Costa Mesa Housing Element. Public testimony was received, and the draft Housing Element was revised based on comments received at the study session.

ANALYSIS

Purpose of Housing Element

The Housing Element is a citywide plan for housing, including provisions of affordable housing in the City of Costa Mesa. The previous Housing Element originally covered the period of July 1, 2000 through June 30, 2005. State legislation subsequently extended the timeframe of this Housing Element to June 30, 2008 in order to align the Housing Element update with the Regional Transportation Planning process.

The central objective of the updated Housing Element is to set forth General Plan goals/policies/objectives and respective implementing programs. The Housing Element is intended to further the State's housing goals and comply with State Housing Element law. A summary of two major Housing Element Goals and the Implementing Programs are provided in the following discussion.

Goal HOU-2: Preserve and Expand Affordable Housing:

This goal relates to providing a range of housing choices for all social and economic segments of the community, including housing for people with special needs.

Regional Housing Needs Assessment

State Law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Orange. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

The RHNA is distributed by income category. For the 2008 Housing Element update, the City of Costa Mesa is allocated a RHNA of **1,682 units** as follows:

Costa Mesa – Regional Housing Needs Assessment

Income Category	Income Level for 4-person Household	RHNA Allocation	Percentage
Extremely Low/ Very Low	\$26,000-\$43,300	353 units	21%
Low	\$69,300	289 units	17.2%
Moderate	\$78,700	330 units	19.6%
Above Moderate	\$94,400	710 units	42.2%
TOTAL		1,682 units	100%

Based on units constructed, preserved, under construction, and approved, as well as vacant and underutilized sites available, the City of Costa Mesa is able to fully accommodate its RHNA allocation.

**TABLE HOU-47 OF HOUSING ELEMENT
SUMMARY OF RHNA STATUS**

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	353	289	330	710	1,682
Constructed	16	13	---	154	183
Preserved (Completed or Planned)	88	72	---	---	160
Units Approved/Under Construction	5	3	807	1,376	2,191
Vacant Sites (Table HOU-44)	---	---	528	34	562
Underutilized Sites (Table HOU-45)	122	123	89	487	821
SRO/FRO Units	80	80	---	---	160
Additional Capacity in 19 West Urban Plan (Appendix C)	96	---	---	---	96
TOTAL CAPACITY	407	291	1,424	2,051	4,155

**Note: highlighted items reflect revisions since first draft of Housing Element.*

The City is proposing to meet its RHNA obligations for affordable housing by implementing projects/programs such as:

- SRO/FRO Program – The City will promote the conversion of motels/hotels into Single-Room Occupancy units (SROs) or Family Residential Occupancy units (FROs). These are one or two-bedroom units, respectively, that could accommodate single parent families, other small families, seniors, or single individuals.
- Fairview Developmental Center – 2501 Harbor Boulevard. Operated by the State Department of Developmental Services, the State is considering a residential development on the 10-acre parcel known as Shannon's Mountain, generally located south/southeasterly of the main campus in the area of Fairview Development Center. The proposed high-density residential project will feature 170 affordable housing units to lower income households. A General Plan amendment and rezone are required.
- Costa Mesa Senior Center – 695 W. 19th Street. City is considering a high-density residential development on the existing 1.4-acre Senior Center parking lot to accommodate, in concept, a 150-unit residential building for senior citizens. Fifty percent of the residential development is slated to be affordable to very low/low income households, for a total of 75 affordable units.
- Density Bonus Incentives for Affordable Housing. City will continue to provide density bonus incentives to developer that agree to reserve a portion of the residential units for very low, low, or moderate income households (common-interest developments only), or for senior housing. The City will also defer City development impact fee payments upon certificate of occupancy.

The City's RHNA obligations for moderate/above moderate income units may be met by the following projects:

- Enclave Apartment Community -- The 890-unit Enclave development, comprised of 66 studio units, 468 one-bedroom units, and 356 two-bedroom units, is under construction in the north Costa Mesa.
- 3350 Avenue of the Arts -- This project in the North Costa Mesa Specific Plan area will involve the construction of a 23-story, 120-unit high-rise residential tower in addition to the renovation of a 238-room hotel to 200 rooms.
- 580 Anton Boulevard -- This mixed use development in the North Costa Mesa Specific Plan area will include 250 residential units in two 25-story high-rise buildings and 2,350 square feet of resident serving retail uses.
- 585 Anton Boulevard -- This mixed use development in the North Costa Mesa Specific Plan area will include 484 residential units and 6,000 square feet of ancillary retail in two high-rise structures.
- 1640 Monrovia Avenue -- This mixed use development in the Mesa West Bluffs Urban Plan area will involve the construction of 151 residential condominiums, five live/work units, and 42,000 square feet of commercial uses. The residential units proposed are small units (primarily studios and one-bedrooms) and therefore are targeted to moderate income households.
- 1901 Newport Plaza -- This 145-unit condominium project received \$892,000 in redevelopment housing set aside funds. The conditions for project approval require the developer to provide 12 units as housing affordable to lower and moderate income households. Specifically, seven units must be provided on site for low or moderate income households.

Goal HOU-3: Provide Adequate Sites for All Types of Housing

This goal is to provide adequate, suitable sites for residential uses. The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. Underutilized sites identified in the Housing Element include the following:

- Urban Plan / Overlay Zone Areas. The City will continue to promote mixed-use development in the Urban Plans, the North Costa Mesa Specific Plan, and Downtown Redevelopment Plan areas. Specifically the City will maintain a list of opportunity sites and market these sites to interested developers. The City will respond to market conditions and offer appropriate incentives through the Mixed Use Overlay zone.
- Zoning Ordinance to allow emergency shelters by right. Emergency shelters and transitional housing (i.e. battered women's shelters) are housing options that benefit primarily extremely low and very low income households. The City will amend the Zoning Code to specific emergency shelters as a permitted use in the R3 and PDR-HD zoning districts. Specific development and performance standards will be established in the Zoning Code to regulate the development of emergency shelters.

- Zoning Ordinance to allow affordable housing projects by right. The current Zoning Code provisions for Design Review (i.e. site plan review) allow the Planning Commission to have discretion over the proposed density of a project. Theoretically, the Planning Commission could reduce the project density through the Design Review process. However, this new program would remove the Planning Commission's ability to modify the **residential density** of affordable housing projects in order to implement the State's housing objectives for low-income households. However, Planning Commission review of the project design (i.e. architecture, height, landscaping, setbacks, parking, etc.) is still required and may be modified through the design review process.

Goal HOU-4: Provide Equal Housing Opportunities

This goal is to ensure all housing is open and available to all social and economic segments of the community without discrimination. The implementing programs include:

- Fair Housing Assistance - The City contracts with the Fair Housing Council of Orange County to provide fair housing and tenant/landlord mediation services. The City will promote awareness of fair housing via the City's website and distribute fair housing brochures at public counters and community locations.
- Child Care Facilities – The City understands that finding adequate and convenient child care is critical to maintaining the quality of life for Costa Mesa families. The City currently allows large family day care facilities of up to 14 children in many residential zones (R1, R2-MD, R2-HD, R3) as permitted uses. The City will continue to apply development incentives pursuant to the State density bonus law and Costa Mesa Zoning Code to incorporate child care centers as part of an affordable housing development. The City will allow all incentives related to child care centers as afforded by the State density bonus provisions.

State of California HCD Review and Public Comments

The proposed 2008-2014 Housing Element was available for the State mandated 60-day public review period from February 15, 2008 – April 15, 2008. The State of California Housing and Community Development Department issued a comment letter dated April 22, 2008, and the City also received public correspondence during the review period (See Appendix D of Housing Element).

The proposed 2008-2014 Housing Element was revised in July 2008 (Attachment 3) to include new analysis based on HCD's and the general public's comments. Some of the major comments involved the following, as summarized in the table below.

**Summary Table - Major Housing Element Revisions
Revised July, 2008**

Comments	City's Revisions to the Housing Element
1. City must prepare a Responses to Comments summary table to address substantive comments received from general public on Housing Element.	Appendix D reflects Responses to Comments.
2. More analysis of adequate sites to meet the RHNA requirements is needed.	Changes made throughout Housing Element.
3. More analysis of Urban Plan areas as it relates to removing governmental constraints and promoting affordable housing is needed.	Appendix C added to Housing Element.
4. The General Plan Implementation Programs need to be strengthened to achieve the goals/policies/objectives of Housing Element.	Changes made throughout Housing Element.
5. The Build Green Programs (i.e. fee waiver and rebate program) discussed on page 86 need to be added as official General Plan programs so that they can be monitored on an annual basis.	The Build Green Programs were added as General Plan Program No. 16.
6. In the emergency shelters discussion starting on page 57, the City needs to analyze the capacity in the R3 and PDR-HD zones for emergency shelters. The City needs to quantify the capacity of underutilized sites and conclude whether or not there are feasible opportunities for emergency shelters as permitted uses.	The City quantified the capacity of underutilized sites for emergency shelters and added more analysis.
7. The City's rehabilitation assistance to St. John's Manor is discussed on page 70. However, this activity was completed prior to the Housing Element period of 2008-2014. Therefore, the City may not receive RHNA credit for these units. HCD would need to see additional discussion for housing units preserved in the Housing Element timeframe.	The City removed the St. John's Manor discussion. New analysis related to the preservation of the Bethel Towers units are added and corresponding adjustments were made to different tables in the Housing Element to reflect this new discussion.
8. HCD acknowledges that the urban plans provide flexible development standards as incentives for new development in the overlay zone. However, it is encouraged that an additional measure (i.e. financial support) be provided to help promote the development of lower-income housing.	The City added new discussion to General Program No. 5 and No. 7 relating to the City's pursuit of Federal Section 108 loans and State multi-family housing/at-risk funding.
9. Appendix C on page C1 needs additional analysis regarding the reduced parking requirements in the overlay zone and traffic generation/development capacity in the overlay zone.	The City added new analysis to Appendix C.
10. Appendix D represents a summary of public comments on the Housing Element and the City's responses. This appendix needs to be updated to address any recent letters that have arrived to date.	The City has updated Appendix C to address recent correspondence received to date.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Following is a summary of the environmental processing:

- Final Program EIR for the 2000 General Plan was previously certified. The Final Program EIR No. 1049 for the 2000 General Plan (State Clearinghouse No. 200031120) addresses a full range of environmental issues associated with the 20-year planning horizon of the 2000 General Plan (2020). All impacts resulting from implementation of the 2000 General Plan were minimized to a level of significance with the exception of impacts related to transportation/circulation, air quality, and noise. The Final Program EIR was originally certified by the Costa Mesa City Council in January, 2002.
- Draft Supplemental EIR for the 2000 General Plan, including Housing Element update. A Supplemental Environmental Impact Report (SEIR) has been prepared to satisfy CEQA requirements. The Draft SEIR for the 2008-2014 Housing Element has been prepared to meet the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.) and Guidelines (14 California Code of Regulations, 15000 et seq.).

The SEIR provides a basic reference document to avoid unnecessary repetition of facts or analysis in the previous General Plan Program EIR. Therefore, the SEIR only contains updated technical information or other supplemental information to make the previous Program EIR adequate for the updated 2008-2014 Housing Element. No new mitigation measures or significant impacts are identified in this supplemental document. Specifically, the Supplemental Program EIR finds that the impacts and mitigation measures as described in the previous Program EIR are still applicable to the 2002 General Plan with its newly updated 2008-2014 Housing Element.

The following environmental topics are supplemented with updated information related to the 2008-2014 Housing Element:

- Housing, Population, and Employment
 - Land Use
 - Transportation and Circulation
 - Public Services and Utilities
 - Parks and Recreation
- Responses to Comments. The Draft SEIR was available for a 45-day public review period from *February 29, 2008 – April 15, 2008*. The City prepared a Responses to Comments document which includes responses to comments on significant environmental issues received during the public review period of the Draft SEIR (Attachment 2).

ALTERNATIVES CONSIDERED

The Planning Commission may recommend either of the following actions to City Council:

1. *Certify Supplemental EIR and Adopt Housing Element.* In consultation with the State of California Housing and Community Development Department, Planning staff finds that the Housing Element is consistent with State Law requirements. A second comment letter from HCD is still pending at the time of publication of this staff report; however, staff has discussed the revised Housing Element with HCD and has already incorporated the requested changes. Upon adoption by City Council, the Housing Element will be sent to HCD for a final 90-day review period.
2. *Certify Supplemental EIR and Adopt Housing Element with modifications.* Planning Commission may request additional modifications to the Housing Element by amending the proposed General Plan goals/policies/objectives or implementing programs. These modifications will be incorporated prior to City Council review of the revised document.

Denial of the Housing Element is not listed as a viable alternative because this action would be inconsistent with State Housing Element Law.

CONCLUSION

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The updated Housing Element must be adopted by City Council and certified by HCD to be in compliance with State Law. The proposed Housing Element addresses comments pursuant to a detailed review by HCD staff. Planning staff finds that the proposed Housing Element is consistent with State Law.

Attachments: 1 Planning Commission Resolution
 2 Responses to Comments to Draft Supplemental EIR
 3 Proposed 2008-2014 Housing Element, Revised July 2008
 4 Draft Supplemental EIR to General Plan Program EIR
 (previously submitted to the Planning Commission and available on City's website at www.ci.costa-mesa.ca.us or for review at public counter and libraries)

Distribution:

Deputy City Manager- Dev. Svs. Director
Assistant City Attorney
City Engineer
Muriel Ullman, Neighborhood Improvement Manager
Staff (4)
File (2)

Mr. Paul McDougall
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Division of Housing Policy Development
1800 Third Street, Room 430
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Veronica Tam, AICP
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Pasadena, CA 91105

File: 072808GP0803	Date: 071708	Time: 2:00 p.m.
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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING THAT CITY COUNCIL CERTIFY FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND ADOPT GENERAL PLAN GP-08-03 FOR THE PROPOSED 2008-2014 HOUSING ELEMENT.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, Final Program Environmental Impact Report (EIR) No. 1049 (State Clearinghouse Number 200031120) was prepared by the City of Costa Mesa for 2000 General Plan and certified by City Council in January 2002;

WHEREAS, Final Program EIR for the 2000 General Plan addresses a full range of environmental issues associated with the 20-year planning horizon of the 2000 General Plan (2020). All impacts resulting from implementation of the 2000 General Plan were minimized to a level of significance with the exception of impacts related to transportation/circulation, air quality, and noise;

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002. The General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa. By its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, General Plan Amendment GP-08-03 is for the Proposed 2008-2014 Housing Element, which serves as one of the seven State-mandated elements of the City's General Plan and which must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The updated Housing Element must be adopted by City Council and certified by the State of California Housing and Community Development Department to be in compliance with State Law;

WHEREAS, the 2008-2014 Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of

available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs;

WHEREAS, the Housing Element is a citywide plan for housing, including provisions of affordable housing in the City of Costa Mesa. The previous Housing Element originally covered the period of July 1, 2000 through June 30, 2005. State legislation subsequently extended the timeframe of this Housing Element to June 30, 2008 in order to align the Housing Element update with the Regional Transportation Planning process;

WHEREAS, the 2008-2014 Housing Element has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. The City prepared a Draft Supplemental Environmental Impact Report (SEIR) for the 2008-2014 Housing Element to meet the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.) and Guidelines (14 California Code of Regulations, 15000 et seq.);

WHEREAS, the proposed 2008-2014 Housing Element was available for the State mandated 60-day public review period from February 15, 2008 – April 15, 2008. A Notice of Availability was published in the Daily Pilot. The State of California Housing and Community Development Department issued a comment letter dated April 22, 2008, and the City also received public correspondence during the review period;

WHEREAS, the City of Costa Mesa, in conjunction with the State Clearinghouse, circulated the Draft SEIR from February 29 to April 15, 2008 for public comment and review. Written comments and oral testimony were responded to in the manner set forth in California Code of Regulations Section 15088(b) through Responses to Comments submitted to the City. The Responses to Comments document includes responses to comments on significant environmental issues received during the public review period of the Draft SEIR and errata pages showing redlined/strikeout revisions of the Draft SEIR;

WHEREAS, the City conducted public outreach to solicit input from residents and housing and service providers regarding the housing needs of the community. Community workshops were conducted for neighborhood and homeowners associations throughout the City as follows:

- June 18, 2007 Community workshop at Neighborhood Community Center
- July 24, 2007 MIKA Community Development Corporation
- October 3, 2007 Mesa Verde, Inc. Home Owners Association
- April 7, 2008 Planning Commission hosted a Community workshop/open house at Costa Mesa City Hall
- May 12, 2008 Community workshop/open house at Costa Mesa City Hall

WHEREAS, the Redevelopment and Residential Rehabilitation (3-R) Committee held a public forum to discuss the Housing Element on September 25, 2007 and a joint study session was conducted by the City Council and Planning Commission on February 12, 2008;

WHEREAS, no significant new information has been added to the Final Program EIR or Final SEIR and no significant changes to the 2000 General Plan have occurred which would require recirculation under CEQA Guidelines §15088.5. The Draft SEIR, Responses to Comments, errata pages identifying revisions to the Draft SEIR, and any other information added by the City constitute Final SEIR No. 1049;

WHEREAS, Final SEIR No. 1049 reflects the independent judgment of the City of Costa Mesa. The Planning Commission has reviewed all environmental documents comprising the Final SEIR and has found that the Final SEIR considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final SEIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on July 28, 2008 to allow for public comment on General Plan Amendment GP-08-03 and Final SEIR No. 1049 and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the Planning Commission hereby makes the following findings: (1) The proposed 2008-2014 Housing Element will not facilitate the creation of a significant number of

additional housing units beyond those anticipated and accounted for in the 2000 General Plan; (2) Proposed new housing programs will improve the quality of existing housing and encourage and facilitate the provision of housing for all economic segments of the community; (3) Adoption of the 2008-2014 Housing Element will not result in any significant environmental effects beyond those already anticipated in the Final Program EIR No. 1049;

BE IT RESOLVED that the Planning Commission **HEREBY RECOMMENDS THAT CITY COUNCIL CERTIFY** Final SEIR No. 1049 and **ADOPT** General Plan Amendment GP-08-03 for the 2008-2014 Housing Element.

BE IT FURTHER RESOLVED that the Planning Commission has also considered and finds that the benefits of the 2000 General Plan as a policy document outweigh the unavoidable adverse impacts that remain after mitigation and does hereby **REAFFIRM** the Statement of Facts and Findings and Statement of Overriding Considerations of the original General Plan Program EIR No. 1049. These documents, including the original General Plan Program EIR, are available for review at the City of Costa Mesa, Development Services Department, 2nd Floor of City Hall, 77 Fair Drive, Costa Mesa, California.

PASSED AND ADOPTED this _____ day of _____, 2008.

DONN HALL
Chair, Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, _____, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on _____, 2008, by the following votes:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Secretary, Costa Mesa
Planning Commission

RESPONSES TO COMMENTS

FINAL Supplemental Environmental Impact Report to the General Plan Program EIR (SCH# 200031120)

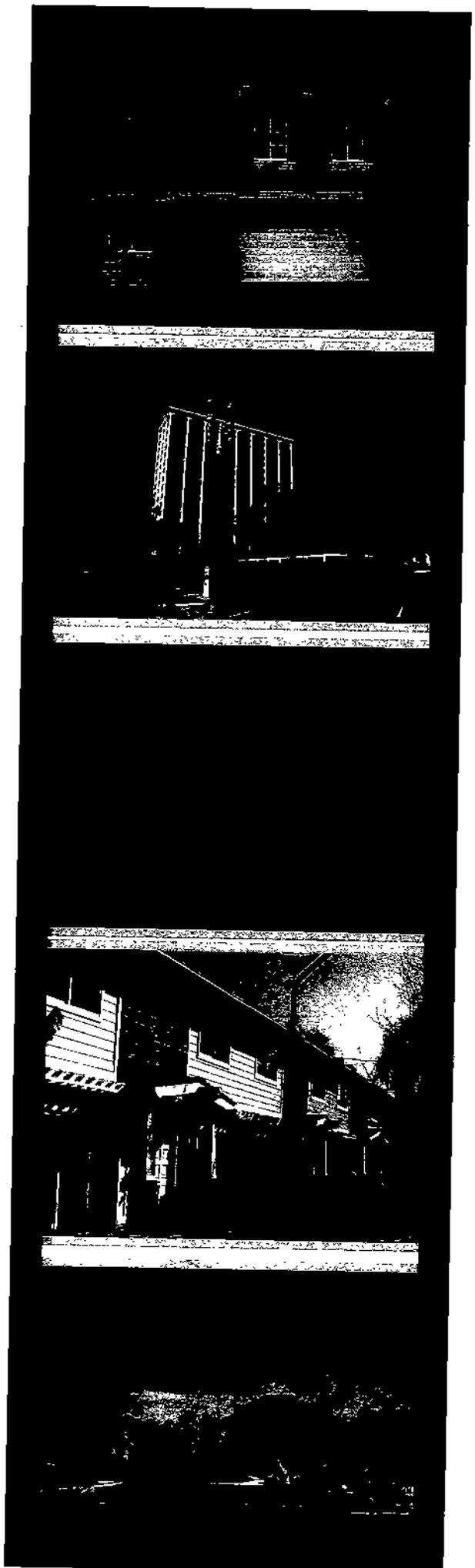
**2008-2014
Housing Element**

JULY 2008



Prepared by:
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Attachment 2



Introduction

This document has been prepared to respond to public comments received on the Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed 2008-2014 Housing Element. The Draft SEIR was subject to a 45-day public review period, which commenced on February 29, 2008 to April 15, 2008.

The California Environmental Quality Act (CEQA) Guidelines §15105(a) states that the Lead Agency shall provide a public review period of not less than 45 days for a proposed Environmental Impact Report when review by state agencies is required. Distribution of the Draft SEIR and the Notice of Availability for review and comment included the following agencies and organizations:

State Clearinghouse, Office of Planning & Research
South Coast Air Quality Management District
Regional Water Quality Control Board
County of Orange, Resources & Development Management Department
Southern California Association of Governments
Newport Mesa Unified School District
Orange County Sanitation District
Airport Land Use Commission
John Wayne Airport
Federal Aviation Administration
California Department of Transportation, District 12
California Department of Transportation, Division of Aeronautics
California Department of Toxic Substances Control
Metropolitan Water District
County of Orange, Integrated Waste Management
County of Orange, Flood Control District
State Water Resources Control Board
Orange County Vector Control
Orange County Transportation Authority
Costa Mesa Sanitary District
Mesa Consolidated Water District
City of Santa Ana
City of Fountain Valley
City of Irvine
City of Tustin
City of Newport Beach
City of Huntington Beach
SBC
Southern California Gas Co.
Comcast Cable
Southern California Edison
Costa Mesa Fire Department
Costa Mesa Police Department
Costa Mesa Department of Parks and Recreation
Costa Mesa Historical Society

In addition, the Notice of Availability of a Draft Environmental Impact Report was posted on the project site and was published in the Daily. Copies of the Draft SEIR were made available for public review at the City of Costa Mesa. In addition, copies of the document were made available at the Mesa Verde Library and the Orange County Public Library (Park Avenue Branch).

In accordance with CEQA Guidelines §15088, the City of Costa Mesa, as the Lead Agency for the project, has reviewed and evaluated written comments submitted during the public review period regarding the 2008-2014 Housing Element.

The CEQA Guidelines, at §15088, "Evaluation of Response to Comments," states:

- (a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the DEIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- (b) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.
- (c) The response to comments may take the form of a revision to the DEIR or may be a separate section in the Final EIR. Where the response to comments makes important changes in the information contained in the text of the DEIR, the lead agency should either:
 - (1) Revise the text in the body of the EIR, or
 - (2) Include marginal notes showing that the information is revised in the response to comments.

No significant changes to the data and analysis contained in the Draft SEIR have been required as a result of the comments received during this response process. The responses provided herein clarify, amplify, elaborate, and make minor modifications to the Draft SEIR, or accept mitigation measures or project alternatives suggested. This Responses to Comments document has been prepared and constitutes a separate section of the Draft SEIR and will be incorporated as part of the Final EIR as presented to the City of Costa Mesa for certification.

The City of Costa Mesa has elected, as appropriate, to revise the Draft SEIR text where necessary to address errata or direct the reader's attention to information in the Responses to Comments document.

CEQA Guidelines §15088 addresses a Lead Agency's responsibilities in responding to comments. The Guidelines require, among other things, that the Lead Agency shall provide a good faith, reasoned analysis in response to significant environmental issues raised, particularly when the Lead Agency's position is at variance to the objections and recommendations raised by commenters. Section 15088 does not require an individuated, personalized response to each comment letter, and does not prevent the Lead Agency from responding to comments by way of a summary or comprehensive response that may apply to several individual remarks in comment letters.

Public Resources Code §21091(d)(1) requires that the City of Costa Mesa, as Lead Agency, must consider any comments on the proposed Draft SEIR that are received within the public review period.

CEQA Guidelines §15204(a) provides that:

“In reviewing Draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commentors. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.”

CEQA Guidelines §15204(c) further advises:

“Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”

Section 15204(d) states:

“Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.”

Section 15024(e) states:

“This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or the lead agency to reject comments not focused as recommended by this section.”

The City of Costa Mesa received 4 written comment letters on the Draft SEIR from public agencies and organizations. Each letter containing comments on the Draft SEIR is followed by responses corresponding to comments submitted in the letter. No new significant environmental impacts are raised by the submitted comment letters.

The City also received various comments on the proposed 2008-2014 Housing Element. The Responses to Comments to Housing Element document was prepared as Appendix D of the Housing Element. A copy of this document is available from the City upon request. Because the nature of these comments did not relate to the environmental analysis in the Draft SEIR, these comment letters were separately addressed in the Housing Element document.

Comment Letters

Letter	Agency/Organization/Individual	Letter Date
A	Native American Heritage Commission	March 25, 2008
B	Southern California Association of Governments	April 2, 2008
C	Department of Transportation - Aeronautics	April 2, 2008
D	Department of Transportation – District 12	April 14, 2008

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-6390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



March 25, 2008

RECEIVED
 CITY OF COSTA MESA
 DEVELOPMENT SERVICES

MAR 31 2008

Ms. Claire Flynn, Principal Planner
CITY OF COSTA MESA
 77 Fair Drive
 Costa Mesa, CA 92628

Re: SCH#2000031120: CEQA Notice of Completion; Supplemental/Subsequent Environmental Impact Report (SEIR) for a General Plan Amendment Housing Element Update; City of Costa Mesa; Orange County, California

Dear Ms. Flynn:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section:
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of .. accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

A-1

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

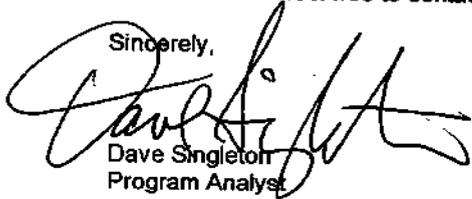
√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American.

Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts
Orange County
March 25, 2008**

Juaneno Band of Mission Indians
Joe Ocampo, Chairperson
1108 E. 4th Street Juaneno
Santa Ana , CA 92701
(714) 547-9676
(714) 623-0709-cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#20000311120; CEQA Notice of Completion; Supplement/Subsequent Environmental Impact Report (SEIR) for the General Plan Housing Element Update; City of Costa Mesa; Orange County, California.

**Response to Letter A -
Native American Heritage Commission – March 25, 2008**

- A-1 The City of Costa Mesa acknowledges receipt of a comment letter from the Native American Heritage Commission. The City appreciates the information provided regarding Native American cultural resources and archaeological resources. This information is included as part of the Administrative Record for the Final SEIR.

**Native American Contacts
Orange County
March 25, 2008**

Juaneno Band of Mission Indians Acjachemen Nation

David Belardes, Chairperson
31742 Via Belardes
San Juan Capistrano , CA 92675
DavidBelardes@hotmail.com
(949) 493-0959
(949) 493-1601 Fax

Juaneno

Juaneno Band of Mission Indians
Alfred Cruz, Culural Resources Coordinator
P.O. Box 25628
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
slfredgcruz@sbcglobal.net

Juaneno

Juaneno Band of Mission Indians Acjachemen Nation

Anthony Rivera, Chairman
31411-A La Matanza Street
San Juan Capistrano , CA 92675-2674
arivera@juaneno.com
949-488-3484
949-488-3294 Fax

Juaneno

Juaneno Band of Mission Indians
Adolph "Bud" Sepulveda, Chairperson
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Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Juaneno

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
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Beaumont , CA 92223
(951) 897-2536 Phone/Fax

Gabrielino

Sonia Johnston, Tribal Vice Chairperson
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Santa Ana , CA 92799
(714) 323-8312
sonia.johnston@sbcglobal.net

Juaneno

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry , Tribal Manager & Cultural Resources
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San Juan Capistrano , CA 92675
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(949) 493-0959
(949) 293-8522 Cell
(949) 493-1601 Fax

Juaneno

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive
Anaheim , CA 92807
(714) 779-8832

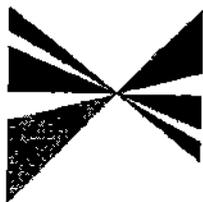
Juaneno

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This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#20000311120; CEQA Notice of Completion; Supplement/Subsequent Environmental Impact Report (SEIR) for the General Plan Housing Element Update; City of Costa Mesa; Orange County, California.

SOUTHERN CALIFORNIA



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GOVERNMENTS**

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April 2, 2008

Ms. Claire Flynn, AICP, Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628
(714) 754-5245

**RE: SCAG Comments on the Draft Supplemental Program Environmental Impact Report for
the 2008-2014 Housing Element of the Costa Mesa General Plan - SCAG No.
I20080142**

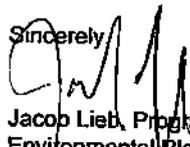
Dear Ms. Flynn,

Thank you for submitting the Draft Supplemental Program Environmental Impact Report for the 2008-2014 Housing Element of the Costa Mesa General Plan - SCAG No. I20080142, to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is the 2008-2014 Housing Element update for the City of Costa Mesa's General Plan.

We have evaluated this project based on the policies of SCAG's Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Compass Growth Vision (CGV) that may be applicable to your project. The RCPG, RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>. The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. Please provide a copy of the Final Environmental Impact Report (FEIR) for our review. If you have any questions regarding the attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.

Sincerely,


Jacob Lieb, Program Manager
Environmental Planning Division

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The Regional Council is comprised of 75 elected officials representing 187 cities, six counties,
four County Transportation Commissions, and a Tribal Government representative within Southern California.

DOCS#144964v1

**COMMENTS ON THE DRAFT SUPPLEMENTAL PROGRAM
ENVIRONMENTAL IMPACT REPORT FOR THE 2008-2014 HOUSING
ELEMENT OF THE COSTA MESA GENERAL PLAN - SCAG NO.
I20080142**

PROJECT DESCRIPTION

The Supplemental Program EIR (SPEIR) is a supplement to the City of Costa Mesa's 2000 General Plan Program EIR (SCH#200031120, certified January 2002) as it relates to the updated 2008-2014 Housing Element. The SPEIR does not change the environmental conclusions of the original Program EIR nor identify new impacts/mitigation measure. It provides supplemental information to make the original Final Program EIR adequate for the updated Housing Element.

The City of Costa Mesa is located in central Orange County, California and is part of the larger Southern California region. The City encompasses 16 square miles and is bounded by the cities of Santa Ana, Irvine, Newport Beach, Huntington Beach, and Fountain Valley.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Final EIR.

Regional Growth Forecasts

The Final EIR should reflect the most current SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

Adopted SCAG Regionwide Forecasts¹

	2010	2015	2020	2025	2030
Population	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
Employment	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

Adopted OCCOG Forecasts¹

	2010	2015	2020	2025	2030
Population	3,291,628	3,369,745	3,433,609	3,494,394	3,552,742
Households	1,034,027	1,046,473	1,063,976	1,081,421	1,098,474
Employment	1,749,985	1,801,602	1,848,135	1,887,542	1,921,806

Adopted OCCOG Unincorporated Area Forecasts¹

	2010	2015	2020	2025	2030
Population	45,328	49,851	54,191	58,191	61,922
Households	197,735	216,810	234,112	251,091	286,705
Employment	65,939	70,509	76,264	82,267	94,243

Adopted City of Costa Mesa Forecasts¹

	2010	2015	2020	2025	2030
Population	117,492	121,166	124,070	126,802	129,098
Households	39,886	40,470	41,390	42,272	42,600

B-1

Employment	97,159	98,955	100,573	101,980	102,849
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1. The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.

The Draft 2008 RTP Baseline Growth Forecast (built upon subregion/local jurisdiction input) was released on November 1, 2007 by the Community, Economic and Human Development Committee (CEHD) along with the Draft 2008 RTP and RCP for public review and comment. You may wish to review these forecasts to determine compatibility with any Project Forecasts. The following 2035 forecasts are provided for your reference for the City of Costa Mesa, OCCOG area (unincorporated and COG), and SCAG Region. The forecasts for the intervening years (2010, 2015, 2020, 2025, and 2030) will be included in the 2008 RTP Baseline Growth Forecast.

2035 Forecasts ¹	Population	Households	Employees
City of Costa Mesa	126,958	42,126	103,816
OCCOG – Unincorporated Area	237,210	74,598	47,695
OCCOG	3,653,988	1,118,490	1,981,901
SCAG Region	24,056,000	7,710,000	10,287,000

1. Source: Draft 2008 RTP Baseline Growth Forecast
(http://scag.ca.gov/forecast/downloads/RTP_baseline_forecasts_1001.xls)

- 3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.*

SCAG Staff Comments: Population trends for the City of Costa Mesa do not reflect SCAG's 2004 RTP growth forecasts although estimated population increases still fall within growth estimates for the OCCOG area. Similarly, employment forecasts for the City of Costa Mesa are higher than employment estimates in SCAG's 2004 RTP growth forecasts. It would be helpful if the FEIR for the updated housing element included a discussion of SCAG's growth forecasts and their relationship to the City of Costa Mesa Development Services Department projections. Based on the information provided in the DEIR, we are unable to determine if the project would be consistent with Policy 3.01. Please address this in the FEIR.

- 3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

SCAG Staff Comments: Chapter 7.0 [Public Services and Utilities] of the Draft Supplemental EIR includes a discussion of public facilities, utility systems, etc. It has been determined that "impacts to public services and utilities would be less than significant." Therefore, staff conclude the proposed project would be consistent with SCAG Policy 3.03.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.*

B-2

- 3.12 Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the # of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.
- 3.13 Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.
- 3.14 Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.
- 3.15 Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.
- 3.16 Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.
- 3.17 Support and encourage settlement patterns, which contain a range of urban densities.
- 3.18 Encourage planned development in locations least likely to cause adverse environmental impact.
- 3.19 Support policies and actions that preserve open space areas identified in local, state, and federal plans.
- 3.20 Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.
- 3.21 Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.

SCAG Staff Comments: Chapter 4.0 [Land Use] of the Draft Supplemental EIR includes a discussion of land uses that provide a mix of low density residential, high density residential, mixed-use, commercial, and industrial uses. The trend toward encouraging mixed-use developments can be seen in the Urban Plan areas that include overlay zones for mixed-use development. Page 35 states, "The implementation of the Housing Element update would not result in the division of an established community, or conflict with and adopted land use plan; nor does it conflict with a habitat or natural community conservation plan." See also SCAG Staff comments for Policies 9.01 – 9.08. Therefore, staff conclude the proposed project would be consistent with SCAG Policies 3.11-3.21.

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management goals to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.
- 3.27 Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.

SCAG Staff Comments: Chapter 3.0 [Population, Housing, and Employment] of the Draft Supplemental EIR includes a discussion of the Regional Housing Needs for the City of Costa Mesa. Table 3 on page 28 shows the City of Costa Mesa is progressing toward its RHNA allocation of 1,682 housing units "to accommodate housing opportunities for all segments of the community." As stated on page 30, "Based on the anticipated 12,527 person increase in the City population over the next 20 years, the increase

of 1,892 dwelling units is expected to sufficiently provide housing for the expected increase in population." Based on this information, staff conclude the proposed project would be consistent with SCAG Policies 3.24-3.27.

AIR QUALITY CHAPTER

The Air Quality Chapter core actions related to the proposed project include:

- 5.07 Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community-based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulation can be assessed.
- 5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts

SCAG Staff Comments: Air quality is not discussed in this Supplemental EIR. However, it is expected that an adequate discussion of Air Quality issues was discussed in the 2000 General Plan PEIR. Therefore SCAG staff have no comments.

OPEN SPACE AND CONSERVATION CHAPTER

The Open Space and Conservation Chapter goals related to the proposed project include:

- 9.01 Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region.
- 9.02 Increase the accessibility to open space lands for outdoor recreation.
- 9.03 Promote self-sustaining regional recreation resources and facilities.
- 9.04 Maintain open space for adequate protection to lives and properties against natural and manmade hazards.
- 9.05 Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipments.
- 9.08 Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.

SCAG Staff Comments: Page 42 states, "The Open Space and Recreation Element of the 2000 General Plan outlines a strategy to preserve open space areas in the City and meet the recreational needs of the residents." Therefore, staff conclude the proposed project would be consistent with SCAG Policies 9.01-9.08.

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The Water Quality Chapter goals related to the proposed project include:

- 11.02 Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.
- 11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.

SCAG Staff Comments: Water quality is not discussed in this Supplemental EIR. However, it is

expected that an adequate discussion of Water Quality issues was discussed in the 2000 General Plan PEIR. Therefore SCAG staff have no comments.

REGIONAL TRANSPORTATION PLAN

The 2004 Regional Transportation Plan (RTP) also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*

SCAG Staff Comments: Transportation issues were discussed in the 2000 General Plan PEIR and included plans for developing bikeways, public transportation improvements, and light rail. According to Chapter 5.0 [Transportation and Circulation] in the Draft Supplemental EIR, the 2008-2014 Housing Element update will not cause any increases in environmental impacts beyond the impacts discussed in the 2008 General Plan PEIR. Therefore, staff conclude the proposed project would be consistent with Regional Transportation Plan Goals.

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

A portion of the Proposed Project may be located within a Compass 2% Strategy Area. The Compass Blueprint 2% Strategy is a guideline for how and where we can implement the Growth Vision for Southern California's future. It calls for modest changes to current land use and transportation trends on only 2% of the land area of the region – the 2% Strategy Opportunity Areas. Investing our planning efforts and resources according to the 2% Strategy will yield the greatest progress toward improving measures of mobility, livability, prosperity and sustainability for local neighborhoods and their residents. More information and maps can be found at <http://www.compassblueprint.org/2percent/areas>.

Principle 1: Improve mobility for all residents.

- GVP1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GVP1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GVP1.3** *Encourage transit-oriented development.*
- GVP1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1 Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 Promote developments, which provide a mix of uses.*
- GV P2.3 Promote "people scaled," walkable communities.*
- GV P2.4 Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 Support educational opportunities that promote balanced growth.*
- GV P3.3 Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 Preserve rural, agricultural, recreational, and environmentally sensitive areas.*
- GV P4.2 Focus development in urban centers and existing cities.*
- GV P4.3 Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 Utilize "green" development techniques*

SCAG Staff Comments: See SCAG Staff comments for Policies 3.11-3.21.

CONCLUSION

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

Response to Letter B - SCAG, April 2, 2008

- B-1 SCAG recommends that the Final SEIR include the most current SCAG forecasts. This information has been added to the Housing/Population discussion of the Final SEIR as shown in the following Errata Page.
- B-2 SCAG's conclusions regarding the project's consistency with SCAG Policies is noted for the record.

Between 1990 and 2000, the median household income increased at 3.7 percent annually, while values of owner-occupied homes increased at 6.8 percent and median rents increased at 29.9 percent. Between 2000 and 2005, median household income increased another 10.9 percent but during the same period, housing prices increased dramatically. In 2005, the median home price in Costa Mesa was \$644,900, a 136-percent increase from 2000. Only recently have home prices begun to decline slightly as the market slowed. In summary, household incomes are not keeping pace with housing prices in Costa Mesa, much like the rest of California.

Regional Growth Forecasts

The Southern California Association of Governments (SCAG) forecasts, which are the 2004 Regional Transportation Plan Population, Housing, and Employment forecasts are as follows:

Adopted SCAG Regionwide Forecasts¹

	2010	2015	2020	2025	2030
Population	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	6,072,578	6,463,402	6,865,355	7,283,519	7,660,107
Employment	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

Adopted OCCOG Forecasts¹

	2010	2015	2020	2025	2030
Population	3,291,628	3,369,745	3,433,609	3,494,394	3,552,742
Households	1,034,027	1,046,473	1,063,976	1,081,421	1,098,474
Employment	1,749,985	1,801,602	1,848,135	1,887,542	1,921,806

Adopted OCCOG Unincorporated Area Forecasts¹

	2010	2015	2020	2025	2030
Population	45,328	49,851	54,191	58,791	61,922
Households	197,735	216,810	234,112	251,091	266,705
Employment	65,939	70,509	76,264	82,267	94,243

Adopted City of Costa Mesa Forecasts¹

	2010	2015	2020	2025	2030
Population	117,482	121,166	124,070	126,802	129,098
Households	39,886	40,470	41,390	42,272	42,600

1. The 2004 RTP growth forecast at the regional, county, and subregional level was adopted in April, 2004. City totals are the sum of the small area data and should be used for advisory purposes.



DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S.#40

1120 N STREET

P. O. BOX 942873

SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711



*Flex your power!
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RECEIVED
CITY OF COSTA MESA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

APR - 7 2008

April 2, 2008

Ms. Claire Flynn
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Dear Ms. Flynn:

City of Costa Mesa's Draft Supplemental to the General Plan Program Environmental Impact Report for Housing Element Update; SCH# 2000031120

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety and airport land use compatibility. We are a funding agency for airport projects, and we have permit authority for public-use and special-use airports and heliports.

The proposal is for an update to the City of Costa Mesa Housing Element. Portions of the City of Costa Mesa are located adjacent to the John Wayne Airport. Since John Wayne Airport is active with approximately 600 based aircraft and over 334,000 annual operations, the City of Costa Mesa may be subject to aircraft related noise and safety impacts.

Portions of the City of Costa Mesa appear to be within the 60 and 65 decibel (dB) Community Noise Equivalent Level (CNEL) airport noise contours. Pursuant to the Airport Noise Standards (California Code of Regulations, Title 21, Chapter 6, Section 5000 et seq.), the County of Orange declared the John Wayne Airport to have a "noise problem". The regulations require a noise problem airport to reduce the size of its "noise impact area" (NIA), which is the area within the airport's 65 dB CNEL contour that is composed of incompatible land uses. Allowing new residential within the airport's 65 dB CNEL contour could result in an increase, rather than the required decrease, in the size of the airport's NIA. Consistent with the Airport Noise Standards, new residential development is not an appropriate land use within the airport's 65 dB CNEL contour.

Education Code Section 17215 requires a school site investigation by the Division prior to acquisition of land for a proposed school site located within two miles of an airport runway. The Division's recommendations are submitted to the State Department of Education for use in determining acceptability of the site. This should be a consideration prior to designating residential uses in the vicinity of an airport. The Division's school site evaluation criteria are available on-line at <http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/regulations.php>.

Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 address buyer notification requirements for lands around airports and are available on-line at <http://www.legendinfo.ca.gov/calaw.html>. Any person who intends to offer subdivided lands, common

Ms. Claire Flynn

April 2, 2008

Page 2

interest developments, and residential properties for sale or lease within an airport influence area is required to disclose that fact to the person buying the property.

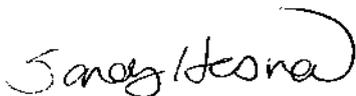
In accordance with California Public Utilities Code Section 21676, local general plans and any amendments must be consistent with the adopted airport land use compatibility plans developed by the Orange County Airport Land Use Commission (ALUC). The proposal should also be coordinated with the Orange County ALUC as well as with John Wayne Airport staff to ensure its compatibility with future as well as existing airport operations.

The protection of airports from incompatible land use encroachment is vital to California's economic future. John Wayne Airport is an economic asset that should be protected through effective airport land use compatibility planning and awareness. Although the need for compatible and safe land uses near airports in California is both a local and a state issue, airport land use commissions and airport land use compatibility plans are key to protecting an airport and the people residing and working in the vicinity of an airport. Consideration given to the issue of compatible land uses in the vicinity of an airport should help to relieve future conflicts between airports and their neighbors.

These comments reflect the areas of concern to the Division with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our Caltrans District 12 office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,



SANDY HESNARD

Aviation Environmental Specialist

c: State Clearinghouse, Orange County ALUC, John Wayne Airport

**Response to Letter C -
Department of Transportation – Aeronautics – April 2, 2008**

- C-1. The City appreciates the comments which reflect the Division of Aeronautics concerns with respect to airport related noise and safety issues. The letter stresses consideration be given to the issue of compatible land uses in the vicinity of an airport to relieve future conflicts between airports and their neighbors. This information is provided as part of the Administrative Record for the Final SEIR.



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DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

APR 21 2007

FAX & MAIL

April 14, 2008

Claire Flynn
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92628

File: IGR/CEQA
SCH#: 2000031120
Log #: 932C
I-405, SR-55, SR-73

Subject: Supplemental Program EIR for the 2008-2014 Housing Element of the City of Costa Mesa General Plan

Dear Ms. Flynn,

Thank you for the opportunity to review and comment on the **Supplemental Program Environmental Impact Report (SEIR) for the updated 2008-2014 Housing Element**. The 2008-2014 Housing Element is an update to the 2000 City of Costa Mesa General Plan, as well as a supplement to the previously certified Program EIR, which includes updated environmental analyses, technical updates of new population, income, employment, housing statistics, and an identification of the City's proposal to meet the Regional Needs Housing Assessment goals. The project area is citywide, and the nearest State routes to the project site are I-405, SR-55, and SR-73.

Caltrans District 12 is a responsible agency on this project and we have the following comments:

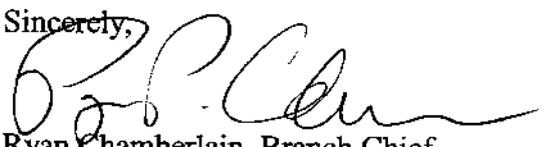
1. The City of Costa Mesa Circulation Element 4.41, Page 4.4-15 states that "OCTA is in the planning stages of a light-rail system that is proposed to pass through the northeast portion of the City... this project currently referred to as "The CenterLine" rail system."

The Orange County Transportation Authority (OCTA) abandoned this project in February of 2005 as the OCTA Board of Directors voted unanimously to pause work on CenterLine and began exploring alternatives for other rapid-transit projects. OCTA has approximately \$340 million in Measure M funds set aside for "high-technology advanced rail transit" which could be used on substitute projects. OCTA staff is studying a variety of alternatives to CenterLine, including Bus Rapid Transit.

2. A Traffic Impact Analysis should be prepared to determine the short-term and long-term impacts of SR-55, SR-73, and I-405, as well as their On/Off ramps and connectors within city limits.
3. It should be noted that the SR-55 Access Study for the Newport Boulevard segment and the Newport Boulevard Widening Project have been initiated, and future documentation should take these projects into consideration when analyzing cumulative impacts.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Chamberlain', written in a cursive style.

Ryan Chamberlain, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research

**Response to Letter D -
Department of Transportation – District 12, April 14, 2008**

- D-1 The City of Costa Mesa appreciates Caltrans District 12 review of the Draft SEIR. The letter requests an update to the Circulation Element to reflect that the OCTA abandoned the Center-Line project in February, 2005. Since the proposed project does not involve any changes to the Circulation Element, a General Plan revision is not required at this time. However, this clarification regarding the status of the Centerline project is included in the administrative record of the Final SEIR.

- D-2 The proposed 2008-2014 Housing Element does not change the original environmental conclusions related to Transportation/Circulation of the General Plan Program EIR, certified in January 2002. The City acknowledges the recommendation of a traffic impact analysis, and shall prepare such a study if amendments to the Circulation Element are warranted in the future. The City does conduct annual traffic monitoring and special traffic studies in compliance with Measure M requirements.

- D-3 It is noted for the record that the SR-55 Access Study for the Newport Boulevard segment and Newport Boulevard Widening project have been initiated, and future environmental documentation should take these projects into consideration when analyzing cumulative impacts.



PLANNING COMMISSION

SUPPLEMENTAL MEMO

VI.5a.

MEETING DATE: JULY 28, 2008

ITEM NUMBER

SUBJECT: GENERAL PLAN AMENDMENT GP-08-03 FOR THE PROPOSED 2008-2014 HOUSING ELEMENT UPDATE TO THE 2000 GENERAL PLAN

DATE: JULY 23, 2008

FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, PRINCIPAL PLANNER 
(714) 754-5278

Please find the following information enclosed:

- Attachment 1 - The California Department of Housing and Community Development requested the attached revisions to the Proposed 2008-2014 Housing Element. Please see the revised text for Programs 5 and 11 enclosed. If Planning Commission acts on this item at the July 28th meeting, inclusion of these revisions is recommended.
- Attachment 2 - Appendix D of the Housing Element includes a "summary table" of Comments and Responses to Comments received on the Housing Element. For informational purposes, attached is all of the public correspondence described in that summary table, including any additional correspondence received to date.

Distribution:

Deputy City Manager- Dev. Svs. Director
Assistant City Attorney
City Engineer
Muriel Ullman, Neighborhood Improvement Manager
Staff (4)
File (2)

Mr. Paul McDougall
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Room 430
P.O. Box 952063
Sacramento, CA 94252-2053

Veronica Tam, AICP
Veronica Tam and Associates LLC
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105

Attachment 1
Revised Text of Housing Element

PRESERVING AND EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

5. Incentives for Affordable Housing

The City will continue to pursue funding, partner with nonprofits and provide incentives (i.e., density bonuses, fee reduction, etc.) to developers that agree to reserve a portion of the project units for very low, low, or moderate income households (common interest developments only), or for seniors. The City will also defer payment of fees for affordable housing projects upon certificate of occupancy.

2008-2014 Objectives: Promote the use of density bonus incentives and deferral of fees for affordable housing projects, including but not limited to, the Urban Plan areas, in North Costa Mesa Specific Plan area, and in the Downtown Redevelopment Project Area. Density bonus information is available on the City's website and at the public counter and will be provided to developers of projects in the Urban Plan areas, North Costa Mesa Specific Plan area, and Downtown Redevelopment Project Area. Specifically, the City will utilize density bonus and other incentives to facilitate affordable housing development at the Fairview Developmental Center site, the Senior Center site and other sites to be identified consistent with affordability and capacity assumption in Section 5.7.

The City will meet with developers, including nonprofits and community stakeholders and establish a strategy by December 2009 for promoting new construction of rental units affordable to lower income families in the Urban Plan Areas. As part of the strategy, the City will target a range of local, state and federal resources (administrative and financial) and annually identify potential projects/developers to partner and apply or support applications for funds from State and Federal programs, especially new construction for families. The City will consider a variety of ways to assist in the development of 100 rental units affordable to lower income families in the Urban Plan Areas, including the identification of suitable sites, promoting acquisition and assemblage, priority processing and facilitating entitlements and incentives beyond density bonuses pursuant to Government Code Section 65915.

Funding Sources: Department/Division budget provided by General Fund, Redevelopment Set-aside Funds, State Department of Housing and Community Development Funds, Low Income Housing Tax Credits and CalHFA

Responsible Agencies: Development Services Department/Planning Division

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

6. Second Units and Granny Flats

Second units in Costa Mesa are permitted as accessory apartments and granny units. Due to the small lot sizes and built out character of the City, opportunities for second units are limited. Nevertheless, second units offer affordable housing opportunities for lower and moderate income households. During the past few years, about two granny units were constructed each year.

2008-2014 Objectives: Promote the use of accessory apartments and second units by providing information on the City's website and at public counters.

Funding Sources: Department/Division budget provided by General Fund

11. Preservation of At-Risk Housing

Two projects at risk of converting to market-rate housing between 2008 and 2018: 75-unit Casa Bella senior housing project and 270-unit Bethel Towers. The City has identified Bethel Towers as a key project to pursue over the next two years. Redevelopment housing set-aside funds have been allocated to provide rehabilitation and conservation improvements to Bethel Towers in exchange for an extension of the affordability covenant. Preservation of Bethel Towers would benefit many seniors with extremely low and very low incomes.

2008-2014 Objectives: Monitor at-risk status of Casa Bella and work with HUD and property owner to extend the affordability covenant on this project. Notify tenants of potential risk of conversion at least one year prior to conversion. Undertake the following activities in preserve the affordability of the 270-unit Bethel Towers and 75-unit Casa Bella senior housing project.

Specifically, the City shall comply with the State's guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement.

- City public hearings to establish that the units were eligible and were reasonably expected to convert to market rate units. The City conducted several public hearings regarding Bethel Towers. On May 1, 2007, City Council approved Resolution No. 07-44 which included Bethel Towers in the Annual Action Plan with \$142,027 of funding designated for improvements to the eligible low-income facility for seniors. In February 2008, Council held a study session for the Draft Housing Element On May 6, 2008, which identified Bethel Towers as an at-risk preservation project. On May 6, 2008, City Council considered that the affordability covenants on Bethel Towers which were scheduled to expire in January 1, 2017. Council approved Resolution No. 08-34 approving an additional \$385,000 in HOME funds for the FY 2008-2009 CDBG/HOME budget for Bethel Towers. On May 13, 2008, the Costa Mesa Redevelopment Agency adopted Resolution No. 01-2008 approving the RDA budget for FY 2008/08. Council included \$262,079 in redevelopment low/moderate set-aside funds to be allocated for Bethel Towers.

The City Council will also conduct a public hearing in the Fall of 2008 to reaffirm the at-risk status of Bethel Towers and its eligibility for receiving RHNA credits under Housing Element Law.

- Funding will be sufficient to develop the identified units at affordable rents by Fall 2008. City will establish a funding plan in 2008 to augment the \$762,579 already set aside for extending the affordability covenant on the 270-unit Bethel Towers and begin negotiation with owners of Bethel Towers in the Fall of 2008.
- Additional funding will be pursued to maintain the units as decent, safe, and sanitary upon occupancy. Pursue a Section 108 loan or other funding sources as necessary in 2008/2009 to augment funding already set aside for Bethel Towers. Complete rehabilitation and preservation of Bethel Towers is anticipated to occur by June 30, 2012.

A legally enforcement agreement with Bethel Towers will be executed by June 30, 2010. This agreement serves to rehabilitate and preserve the 270 units as housing affordable to lower income seniors.

Funding Sources: Redevelopment Housing Set-Aside; HOME; Section 108 Loan

Responsible Agencies: City Manager/Housing and Community Development Division

Attachment 2
Correspondence on Housing Element



COALITION MEMBERS

BIA/OC
Building Industry
Association,
Orange County

MHET
Manufactured Housing
Educational Trust

NAIOP
National Association of Industrial
and Office Properties

OCAR
Orange County
Association of Realtors®

SCAA
South Coast
Apartment Association

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DEVELOPMENT SERVICES

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2008 MAY 12 PM 12:00

CITY OF COSTA MESA
BY _____

6/10/2007

MAY 12 2008

City Clerk Julie Folcik
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear City Clerk Julie Folcik:

On behalf of the Orange County Housing Providers, I would like to respectfully request that the enclosed copies be distributed to the Honorable Mayor, City Councilmembers and City Manager. The original has been directly to the addressee for consideration.

Thank you in advance for your assistance.

Sincerely,

Shelly Amendola
Executive Assistant

Building Industry Association of Orange County (BIAOC)
Kristine Thalman, Executive Director: (949) 553-9500

Manufactured Housing Educational Trust (MHET)
Vickie Talley, Executive Director: (949) 380-3303

Orange County Association of Realtors (OCAR)
Dave Stefanides, Governmental Affairs Director: (949) 586-3857

National Association of Industrial and Office Properties Southern California Chapter (NAIOP SoCal)
Vickie Talley, Director Legislative Affairs: (949) 380-3300

South Coast Apartment Association (SCAA)
Judy Legan, Executive Director: (949) 955-3695

cc: City Mgr.

Development Svs. Dir.

ACM

Mayor & Council (x5)

City Attorney

HCD

Redevelopment ↓

7

25241 Paseo de Alicia
Suite 120
Laguna Hills, CA 92653
Phone: (949) 380-3313
Fax: (949) 380-3310
Website: www.ochp.org



COALITION MEMBERS

BIA/OC
Building Industry
Association,
Orange County

MHET
Manufactured Housing
Educational Trust

NAIOP
National Association of Industrial
and Office Properties

OCAR
Orange County
Association of Realtors*

SCAA
South Coast
Apartment Association

5/7/2008

Hilda Veturis
City of Costa Mesa
77 Fair Drive, PO Box 1200
Costa Mesa, CA 92626

Dear Hilda Veturis,

I am writing on behalf of the membership of the Orange County Housing Providers (OCHP) regarding your city's housing element update. State law mandates that all cities in California periodically update their housing elements. The intent of the mandate to update this critical planning document is to identify adequate sites throughout a jurisdiction for the future production of housing. Occasionally cities choose to include various land use policies as a part of their housing element. **We strongly urge your city to avoid adding inclusionary zoning policies in your housing element as it may be cause for failure to obtain certification.**

According to a letter dated December 13, 2007 addressed to the Building Industry Association of Southern California, Orange County Chapter (BIA/OC) by the State Housing Director, Lynn Jacobs, "*Local governments must analyze mandatory inclusionary policies as potential governmental constraints on housing production when adopting or updating their housing elements.*" - (Letter attached) Based on this opinion, adopting a draft housing element that contains inclusionary zoning policies will jeopardize your city's ability to obtain state certification.

This critical policy section on constraints is referenced in the housing element checklist under: Governmental Constraints (GC 65583)(a)(4)) and *Os and As*, pages 30-34)

Since inclusionary housing policies are of least interest to the California Housing and Community Development Department as they consider whether or not to certify a housing element, they should be of least interest to your City Council. We urge the Council to focus on appropriate planning and zoning as a means to fulfill your city's housing goals. Overreaching inclusionary housing policies are incredibly controversial and have the potential to generate significant opposition.

In closing, we again urge the Council to avoid the inclusionary zoning policies while updating your housing element. Failure to do so may force challenges to the entire housing element. The unintended consequences that surround inclusionary zoning constitute a need to consider this policy separate and apart from critical planning documents such as your city's housing element.

Please feel free to contact us to discuss this critical issue.

Sincerely,
Orange County Housing Providers

Bryan Starr,
Building Industry Association/Orange County

Vickie Talley,
Manufactured Housing Educational Trust
National Association of Industrial and Office Properties, SoCal Chapter

David Stefanides,
Orange County Association of REALTORS

Judy Legan,
South Coast Apartment Association

CC: Mayor
Councilmembers
City Manager

25241 Paseo de Alicia
Suite 120
Laguna Hills, CA 92653
Phone: (949) 380-3313
Fax: (949) 380-3310
Website: www.ochp.org

§



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2008 FEB 12 PM 12: 37

CITY OF COSTA MESA
BY _____

February 11, 2008

Mayor & City Council Members
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Public Comment for 2008-2014 Housing Element Update

I am submitting this letter on behalf of Child Care Connections, a collaborative of community groups that promotes for the availability of affordable, accessible, and quality child care to all Orange County families. The Orange County United Way is honored to be a member of this collaborative, along with other nonprofit organizations and government agencies, such as the Children & Families Commission of Orange County, The Public Law Center, Children's Home Society of California, Orange County Child Care & Development Planning Council, County of Orange Social Services Agency and the Kennedy Commission.

It is an exciting time for planning in the City of Costa. Through the Regional Housing Needs Assessment (RHNA) process, the Southern California Association of Governments (SCAG) allocated a total housing need for the city of 1,682 units, over 38% which are low and very-low income households. ¹ The City of Costa Mesa has the duty to adequately plan for this housing need in your upcoming housing element revision for the 2006-2014 planning period.

While planning for the housing need, we encourage your city to properly plan for the child care needs of Costa Mesa families. Prioritizing child care in the housing element can be an important first-step to promoting child care facilities development within your city. We urge you to work with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages.

Unfortunately, child care is often a missing piece in community development plans and policies. Many planners largely consider child care to be a social issue rather than a land use and planning issue. However, child care significantly

¹ Southern California Association of Governments, Final Regional Housing Need Allocation Plan, at http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf.

contributes to job creation and economic development, and has strong ties to housing growth and transportation issues. Investing in child care development can increase labor force participation, especially among low and middle income families, leading to direct increases in output, personal income, business formation, and property and sales tax revenues. For these reasons, the American Planning Association (APA) encourages "the inclusion of child care policies as part of local planning policies."

The APA also states that "Affordable, conveniently-located, quality child care is one of the most pressing concerns of contemporary family life."² In order to afford the high cost of living in Costa Mesa and the surrounding areas, both parents in many families must work full-time, or even hold two or three jobs to make ends meet. Therefore, it only makes sense that as Costa Mesa plans for increased housing and development, child care should be an important part of this plan.

We urge you to include specific planning priorities to encourage and promote child care within Costa Mesa. Other cities have included policies such as: (1) requiring the consideration of child care in reports, surveys, and studies; (2) requiring that land use ordinances and planning codes reduce barriers to child care; (3) requiring mitigation or incentive measures to encourage developers to plan for child care facilities; or (4) providing for governmental assistance for child care facilities development.³

Proactive policies in a general plan can help reduce significant barriers to child care. For instance, it is often difficult to include child care centers in affordable housing developments or other residential areas because child care centers are typically considered a commercial use of property. If a housing element requires land use ordinances to promote child care, a city could creatively come up with solutions to this problem, such as supporting child care centers in all residential zones, but in particular multifamily residential zones, to enable working parents to find child care in close proximity to their homes. The policy could also encourage the streamlining of the permit process to operate child care in a residential zone.⁴ The CUP process defers providers from locating within a city because CUP conditions can be overly burdensome and equivalent to a denial of the permit. Multiple interests will be served by eliminating a CUP and merely requiring an administrative permit or some other minor approval process. This type of permit will enable child care providers to obtain permits in a fast and cost-efficient

² American Planning Association, *Policy Guide on the Provision of Child Care*, available at <http://www.planning.org/policyguides/childcare.htm?project=Print>.

³ Child Care Law Center, *A Child Care Advocacy Guide to Land Use Principles*, 2003.

⁴ Currently in the City of Costa Mesa, child care centers must receive a conditional use permit to operate in any land use zone.

manner and will save the city time and much needed funds by further streamlining the process.

Child Care Connections appreciates the opportunity to participate in the ongoing housing element process. We hope that you will include child care priorities in your next housing element as a necessary step to meet the needs of families in your community.

Sincerely,



Roseann Andrus
Project Manager

Attachments: Exhibit A: Suggested Recommendations for Child Care Policies - City of Costa Mesa 2008-2014 Housing Element, 2008 Zip Code Priorities Report - Costa Mesa, Examples of Child Care Policies (refer to section indicated as Housing Element),

Examples of Child Care Policies in General Plan Elements Of California Cities and Counties

Land Use Element

South San Francisco (1999)

2-G-9 Facilitate development of child care centers and homes in all areas and encourage inclusion of child care centers in non-residential developments.

2-I-12 Undertake comprehensive efforts to promote development of child care facilities. Efforts should include:

- permitting child care centers in all districts;
- developing criteria for incentives for child care facilities, as part of bonuses for specified TDM programs (Policy 2-I-5);
- exploring the feasibility of assisting child care providers and developers to identify and develop potential sites; and
- preparing a child care start-up guide.

Union City (2002)

LU-A.1.10 The City shall develop a formula for granting a bonus in density or intensity of use for commercial, industrial, and residential projects (of specific sizes) that provide child care facilities.

LU-A.1.11 The City shall encourage the siting of child care, disabled, mentally disabled and elderly facilities compatible with needs, land use and character, and encourage such facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.

City of Los Angeles

Goals, Objectives and Policies Regarding Neighborhood Districts

Goal 3D: Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.

Objective 3.8: Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

Policies. 3.8.2: Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms)

3.8.3. Encourage the owners of existing commercial shopping centers that contain grocery and drug stores to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

Circulation/Transportation Element

South San Francisco (1999)

under Planning Sub-Areas Element: BART (Bay Area Rapid Transit) Station Area

3.4-1-5 Establish transit-supportive development requirements for the approximately eight-acre station area that include:

- designation of the area as a transit-overlay zone...
- transit-oriented design and development standards that address pedestrian scale ...
- inclusion of child care facilities;

Housing Element

San Mateo County (2003)

(Goals and Objectives:) 14.3 Provide Housing Near Employment, Transportation, and Community Services

Strive to provide housing in balanced residential environments that combine access to employment opportunities, transportation, child care and other community services.



Encourage the Development of Child Care Services

Encourage and support the development of child care services in the county by: (a) requiring that environmental impact reports for projects of 10 or more dwelling units analyze the project's impact on the need for child care facilities and refer reports to the Child Care Coordinating Council for comment; (b) providing incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to, density bonuses, increases in floor area ratios, and modifications to zoning regulations; and (c) allowing child care facilities to serve as traffic mitigation measures.



Redwood City (2003)

Program C.9: Assess the demand for child care in new housing developments and encourage the inclusion of space for child care, particularly in affordable housing developments.

Conservation/Open Space/Environmental Resources Element

Port Hueneme (1998)

Goal 6: "Develop a comprehensive child care delivery system in Port Hueneme.

Policies: creating a joint public/private child care master plan & Child Care Trust Fund.

Policy 6.1: Create a community-wide child care task force (or council) to study the development of child care programs, to fill service gaps, increase program effectiveness, improve service accessibility, and maximize all available resources in the community.

Policy 6.2: Create a joint public/private child care master plan that will coordinate a range of services for children and their families, in conjunction with local agencies and groups.

Policy 6.3: Assist Child Development Resources (CDR) of Ventura County, Inc. in networking, referral and coordination of services to Port Hueneme.

Policy 6.4: Review unused public and private facilities in the city for potential renovation as child care sites.

Policy 6.5: Establish a Child Care Trust Fund under the direction of the Child Care Task Force with an emphasis on fund raising for capital projects and development of seed money for new programs.

Policy 6.6: Assist businesses in the development of child care benefit programs and postpartum parent leave benefits.

Policy 6.7: Encourage existing partners to open their programs to special needs enrollees and develop options for special needs training."

Economic Development Element

Union City (2002)

ED-A.1.17 "The city shall support the establishment of child care centers near high density commercial and light industrial districts in order to enhance Union City's attractiveness as a business destination."

City of Los Angeles

Goal 7D: A City able to attract and maintain new land uses and businesses.

Objective 7.6: Maintain a viable retail base in the City to address changing resident and business shopping needs.

Policy 7.6.1: Encourage the inclusion of community-serving uses (post offices, senior community centers, daycare providers, personal services, etc.) at the community and regional centers, in transit stations, and along the mixed-use corridors.

Public Facilities Element

San Diego County – Public Facility Element (1993)

Section 14: Child Care

Goal: Affordable, Accessible, and Available Child Care Facilities

Objective 1: Child care facilities appropriately located near the workplace, home and schools.

Policy 1.1: The County will encourage the siting of child care facilities compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels.

Implementation Measure 1.1.1: Support research on the feasibility of locating child care centers at "Park and Ride" sites, transit centers or other locations accessible to public transportation.

Implementation Measure 1.1.2: Advocate the inclusion of child care facilities in both the planning of new school facilities, and plans for the expansion or improvements of existing school facilities.

Implementation Measure 1.1.3: Investigate the feasibility of siting before- and after-school programs in parks located near schools.

Objective 2: Acceptance by state, county and city agencies of the need for child care facilities.

Policy 2.1: The County will actively encourage the provision of child care facilities.

Implementation Measure 2.1.1: Where feasible, make underutilized County properties or low-cost loans available to child care providers, particularly for those child care facility types of greatest need.

Implementation Measure 2.1.2: Review the zoning ordinance to simplify the procedures for land use permits for child care centers.

Policy 2.2: The County will work with other jurisdictions within the region to simplify the zoning and planning process in relation to child care facilities, in particular Family Day Care Homes.

Implementation Measure 2.2.1: Cooperate with the San Diego Association of Governments and the region's cities to draft a model ordinance or procedure for the processing of permits for child care facilities.

Implementation Measure 2.2.2: Work with the region's cities to develop uniform zoning policies regarding location, parking and other requirements.

Policy 2.3: The County will encourage the State and Federal government to stimulate the provision of child care facilities.

Implementation Measure 2.3.1: Support legislation that would assist in the provision of quality child care facilities.

Recreational, Educational and Community Services Element

Woodland (2002)

Goal 5.G To ensure that an adequate and diverse supply of quality child care facilities and services is available in Woodland.

Policies

5.G.1. The City shall encourage the development of a range of child care facilities and arrangements, including family day care homes, quasi-public, and private child care centers, before- and after-school programs, and recreational activities, in order to provide alternatives to fulfill the needs of Woodland residents and employees.

5.G.2. The City shall encourage the development of child care facilities in multi-family housing developments, near major transportation corridors, and at employment sites.

5.G.3. The City shall ensure that a child care referral system is available to the citizens and businesses of Woodland.

5.G.4. The City shall pursue available funding sources for the development of child care facilities and programs operated by non-profit agencies and for-profit businesses.

5.G.5. The City shall encourage Woodland College to continue to provide child development classes and related child care courses.

5.G.6. The City shall ensure that low-cost or no cost training for local child care providers is provided on an annual basis.

5.G.7. The City shall promote the development of a Child Care Director's Network to provide opportunities for the directors to 1) advocate child care issues locally and at the state level, and 2) share information pertinent to the child development field.

5.G.8. The City shall provide a City-sponsored voucher system for low-income families, funded solely through grants or outside funding sources, to enable lower-income families to choose among available options.

Implementation Programs

5.S The City shall review and revise as necessary Zoning Ordinance provisions affecting child care facilities to ensure that they do not pose unnecessary hindrances to the development of child care facilities and to allow on-site child care at commercial and industrial locations when the location is safe for children

(Note. A second goal addresses the availability of referral services to assist families in finding appropriate child care.)

Youth and Families Element

Santa Rosa (2002)

Goal YF-A: Create an environment where children can grow and develop in secure and supportive families and neighborhoods.

Policies

YF--A-1: Work with project applicants to identify sites (in areas slated for new development or reuse) that would be suitable for child care or youth-oriented facilities. Promote this type of development in areas where such facilities are lacking.

YF-A-3: Promote development of multi-use buildings/community centers that can be utilized for youth and teen activities and child care.

Goal YF-B: Expand child care services to meet the existing and future needs of Santa Rosa.

Policies:

YF-B-1: Endorse the development of new child care facilities in all areas of the City, including residential neighborhoods, employment centers, and school sites. Promote development of new child care facilities during review of development projects at sites designated Community Commons on the Land Use Diagram.

YF-B-2: Allow utilization of a portion of City parkland for a child care center to be developed and maintained by outside resources.

YF-B-3: Continue the City's permitting fee deferral and rebate program for provision of child care facilities.

YF-B-4: Encourage the school districts to continue and expand the provision of before- and after-school care on or near school sites.

YF-B-5: Foster partnerships between the business community and the child care community to provide information to employees about child care options.

Youth, Families, Seniors and Health Element

Union City (2002)

Goal YFSH-B.1: To meet the quality of life needs of Union City's youth and families through recreational, educational, housing, health care and child care opportunities.

Policies

YFSH-B.1.4 The City shall promote new youth projects and programs such as tutoring for grades 6-12, youth occupational training, youth mentoring, and school readiness for pre-school aged children.

YFSH-B.1.10 The City should work with the NHUSD and private educational facilities to provide extended hours of childcare.

YFSH-B.1.11 The City shall continue to provide after school and extended daycare programs year-round through before and after school care and day camps in the summer and during holidays and vacations.

YFSH-B.1.12 The City shall consider the impact of residential and commercial development projects (exceeding specific size thresholds) on the supply of child care. Mitigation may take the form of providing on-site or off-site facilities, in-lieu fees to provide facilities and/or supplement child care provider training; or other measures to address supply, affordability or quality child care.

YFSH-B.1.13 When reviewing applications for land use designation changes (i.e., zone changes, General Plan Amendment, specific plan amendment), the City shall thoroughly analyze the impacts of the proposed changes on the licensed child care system.



**City of Costa Mesa
2008 - 2014 Housing Element**

**EXHIBIT A
Suggested Recommendations**

5.8 GOALS, POLICIES & PROGRAMS

TARGET HOUSEHOLDS AND NEIGHBORHOODS

Paragraph #2L: include child care as part of public facilities. ...”and community development needs in terms of housing, public facilities, such as child care and public improvements.”

GOAL HOU-1

PRESERVATION AND ENHANCEMENT

Add Policy: Maintain the quality of life within neighborhood by maintaining an adequate level of community facilities, such as child care centers, and municipal services.¹

GOAL HOU-2

PRESERVING AND EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

Add Policy: Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.²

Or

Provide incentives to housing developers to include child care as part of the development such as density bonuses, increase to floor area ratios, and allow child care facilities to serve as traffic mitigation measures.

Or

Consider revisiting child care linkage requirements and incentives to support the development of child care center space or family child care home units in housing developments.

Or

Adopt ordinance to enable use of density bonus for child care space included in housing developments as specified in state law. Consider additional bonus and other incentives to encourage inclusion.

Or

Ensure that new residential for families of all income levels assess and address the increased child care demand created by additional San Clemente residents.

Affordable Housing with Child Care Linkage Strategy

The Problem

Research conducted by the Southern California Association of Non Profit Housing (SCANPH) indicated that seven Southern California cities have implemented inclusionary housing. Currently, Orange County cities of Irvine and San Clemente have affordable housing inclusionary zoning ordinances, but they do not include childcare as a necessary part of these ordinances. Inclusionary housing policies require developers to reserve a certain percentage of housing units for very low, low and moderate income households in new residential developments.

Based upon the 2003 legislation (AB 305); Government Code 65915, the density bonus is an incentive, not a mandate. As a result, many developers may not always include childcare facilities in new developments. Inclusionary zoning ordinances, however, can be effective in increasing childcare capacity in a jurisdiction where affordable housing is included. Inclusion of a childcare center provides a two percent increase in basis, which is used for calculating the maximum amount of tax credit for the project.¹ California has several examples of affordable housing with inclusionary child care facilities in. However, most examples replicated are in Northern California counties. None have been replicated in Orange County.

Project Purpose

The goal of our project is to develop a land and infrastructure strategy to increase childcare capacity by partnering with affordable housing developers, local childcare community organizations and municipalities. Creating a strategy to develop incentives for affordable housing and child care projects will contribute to community needs and quality of life by providing quality affordable housing for low-income working families, local economic development in the form of new childcare businesses and jobs, and increased supply of affordable, quality childcare.

¹ Anderson, Kristen *Planning for Child Care In California*, page 73 (2006).

Expected Outcomes

- 1) Utilize the strategy as a model to be replicated throughout the state of California.
- 2) Increase the supply of affordable, quality, childcare facilities to meet the shortfall of spaces available to the children of Orange County, California.
- 3) Reduce the number of daily trips parents need to make between home, childcare and workplace.
- 4) Increase workforce retention and productivity in the Orange County business community.

Short and Long Term Outcomes

Through discussions with sector experts, Orange County United Way, along with the Orange County LINCC partners, the Local Investment In Child Care Project seeks to develop a strategy that links affordable housing and child care, creates incentives for developers, identify target cities within Orange County for implementation of new strategy and prepare a “Lessons Learned” report to share with others who are involved with similar projects. Our long term goals include roll-out and implementation of the new strategy through affordable housing and child care ordinances and replication of the strategy in other Orange County cities that were not identified in initial short-term deliverables.

If you are interested in participating as a member the Advisory Committee to develop the Affordable Housing and Child Care Linkage Strategy, please contact Roseann Andrus, Community Investment Manager, Local Investment In Child Care Project at (949) 263-6108 or roseanna@unitedwayoc.org

PUBLIC  **LAW CENTER**

PROVIDING ACCESS TO JUSTICE
FOR ORANGE COUNTY'S LOW INCOME RESIDENTS

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

APR - 3 2008

March 31, 2008

Ms. Hilda Veturis, Management Analyst
CITY OF COSTA MESA
Development Services Department – Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Re: Draft Housing Element Update 2007

Dear Ms. Veturis:

The Public Law Center (PLC) is a not-for-profit organization that provides legal services to low-income individuals and community-based organizations in Orange County. Some of PLC's clients are low-income residents who live and/or work in the City of Costa Mesa (City), and community-based organizations that are located in and/or serve the Costa Mesa community and surrounding areas.

PLC submits these comments on behalf of PLC individual and organizational clients that could be adversely impacted as a result of the 2007 Draft Housing Element Update (Draft). As discussed below, PLC is in support of recent comments to you on the Draft from Jean Forbath, Chair, Costa Mesa Housing Coalition (Coalition), as well as comments to you on the Draft from Cesar Covarrubias of the Kennedy Commission (Commission), submitted concurrently with these comments.

Failure of Public Participation

As is clear from comments by the Coalition and the Commission, the City has fallen short of its duties under section 65583(c)(7) of the Government Code in two important respects. First, the City did not make the required "diligent effort to achieve public participation of all economic segments of the community in the development of [its] housing element" or apparently any effort at all with regard to participation of the very low and low income communities, either directly or through service organizations, such as the Coalition or the Commission. Secondly, and perhaps understandably in light of this failure, the City did not "describe this effort" in its housing element program.

Both of these provisions of section 65583(c)(7) are preceded in the statute with the word "shall" meaning the statutory language is directive and mandatory for jurisdictions preparing a housing element. Failure to comply with these provisions for public participation is fatal since it undermines the empirical and analytic base for the Draft, rendering it non-certifiable by the California Department of Housing and Community Development (HCD).

Flawed Analysis

As pointed out by the Coalition, the City has engaged in "double counting" with regard to addressing its RHNA goals for low and very low income units, again undermining the analysis offered in the Draft. With regard to special needs housing, the City appears intentionally to mislead the reader into concluding that special needs housing will be provided. Mixed-use developments will not *per se* provide for a range of affordable housing, much less special needs housing, unless they are genuinely mixed-use/mixed-income developments. Recognizing the need, but then omitting any discussion of the expected income levels of the residents of the mixed-use project and how residents of low and very low incomes will be accommodated into the development is misleading and flawed.

Lack of Planning

It is not enough for the City to acknowledge and analyze the over-crowding and other conditions, its Draft must also contain *planning* in the form of policies and programs to address the conditions reviewed. The Draft Housing Element Update will become a part of the general plan of the City and, therefore, must propose planning and implementation measures that will address and remedy the various identified conditions.

As indicated by the Coalition, the proposed Fairview Development Center should be conditioned so that low and very low income units are assured at the time of construction and over time. Provision for special needs housing, including consideration for the needs of the disabled, is lacking. In lieu fees can be required of developers when appropriate. Density bonuses and other incentives can be strengthened. The scarce redevelopment set-aside funds can be readjusted for broader application and effectiveness. Several other measures are outlined by the Coalition.

Likewise, as indicated in comments by the Commission, the Draft fails to provide planning and implementation measures consistent with its findings and analysis. There is a lack of specific goals, policies, programs and sites to encourage and facilitate (*plan for*) the development of housing for housing for large families. Similarly, the sites identified lack the appropriate densities and feasibility to encourage and facilitate (again, *plan for*) affordable housing for lower income households. The comments by the Commission review several other shortcomings, omissions and contradictions in the Draft Housing Element Update, as a planning document.

As reviewed by both the Coalition and the Commission, the Draft falls short of the planning document intended by section 65583 of the Government Code. These omissions, taken together with the lack of full public participation in the planning process, indicate *a lack of full planning effort* on the part of the City and render the Draft as presented not appropriate for certification.

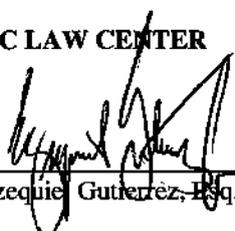
If you have questions on or wish to discuss any of the points raised in this letter, I can be reached directly at (714)619-9270.

Thank you.

Very truly yours,

PUBLIC LAW CENTER

BY:



Ezequiel Gutierrez, Esq.

cc: Cathy Creswell, California Department of Housing and Community Development
Costa Mesa Housing Coalition
Kennedy Commission

PUBLIC  **LAW CENTER**

PROVIDING ACCESS TO JUSTICE
FOR ORANGE COUNTY'S LOW INCOME RESIDENTS

April 10, 2008

Hilda Veturis, Management Analyst
City of Costa Mesa
77 Fair Dr.
Costa Mesa, CA 92628

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

APR 16 2008

Re: Comments for Housing Element Revision

Dear Ms. Veturis:

I am submitting this letter on behalf of Child Care Connections, a collaborative of community groups that advocates for the availability of affordable, accessible, and quality child care to all Orange County families. The Public Law Center is honored to be a member of this collaborative, along with other nonprofit organizations and government agencies, such as Orange County United Way; the Children's Home Society of California; Orange County Child Care & Development Planning Council; County of Orange, Social Services Agency; Children & Families Commission of Orange County and the Kennedy Commission.

It is an exciting time for planning in Costa Mesa. Through the Regional Housing Needs Assessment (RHNA) process, the Southern California Association of Governments (SCAG) allocated a total housing need for Costa Mesa of 1,682 units, thirty-eight percent (38%) of which are low and very-low income households.¹ The City has the duty to adequately plan for this housing need in your upcoming housing element revision for the 2006-2014 planning period.

While planning for the housing need, we encourage you to properly plan for the child care needs of families as well. Prioritizing child care in the housing element can be an important first-step to promoting child care facilities development within the City. We urge you to work with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages.

Unfortunately, child care is often a missing piece in community development plans and policies. Many planners largely consider child care to be a social issue rather than a land use and planning issue. However, child care significantly contributes to job creation and economic development, and has strong ties to housing growth and transportation issues. Investing in child care development can increase labor force participation, especially among low and middle income families, leading to direct increases in output, personal income, business formation, and property and sales tax revenues. For these reasons, the American Planning Association (APA) encourages "the inclusion of child care policies as part of local planning policies."

¹ Southern California Association of Governments, Final Regional Housing Need Allocation Plan, at http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf.

The APA also states that "Affordable, conveniently-located, quality child care is one of the most pressing concerns of contemporary family life."² In order to afford the high cost of living in the City of Costa Mesa, both parents in many families must work full-time, or even hold two or three jobs to make ends meet. Therefore, it only makes sense that as the City plans for increased housing and development, child care should be an important part of this plan.

We urge you to include specific planning priorities to encourage and promote child care within the City. Other local government entities have included policies such as: (1) requiring the consideration of child care in reports, surveys, and studies; (2) requiring that land use ordinances and planning codes reduce barriers to child care; (3) requiring mitigation or incentive measures to encourage developers to plan for child care facilities; or (4) providing for governmental assistance for child care facilities development.³

Proactive policies in a general plan can help reduce significant barriers to child care. For instance, it is often difficult to include child care centers in affordable housing developments or other residential areas because child care centers are typically considered a commercial use of property. If a housing element requires land use ordinances to promote child care, a government agency could creatively come up with solutions to this problem, such as supporting child care centers in all residential zones, but in particular multifamily residential zones, to enable working parents to find child care near their homes. The policy could also encourage the streamlining of the permit process to operate child care in a residential zone. The CUP process deters providers from locating within an area because CUP conditions can be overly burdensome and equivalent to a denial of the permit. Multiple interests will be served by eliminating a CUP and merely requiring an administrative permit or some other minor approval process. This type of permit will enable child care providers to obtain permits in a fast and cost-efficient manner and will save the government agency time and much needed funds by further streamlining the process.

The Public Law Center appreciates the opportunity to participate in the ongoing housing element process. We hope that you will include child care priorities in your next housing element as a necessary step to meet the needs of families in your community.

Sincerely,



Diamond Tran
Staff Attorney, Public Law Center

cc w/out attachments: Cathy Creswell, CA Department of Housing & Community Development
cc w/ attachments: Veronica Tam, Veronica Tam & Associates

Attachments: Low Income Investment Fund, *Responding to Child Care Facilities: A Practical Guide for City & County Planners*, 2007; Complete Child Care Connections Roster

² American Planning Association, *Policy Guide on the Provision of Child Care*, available at <http://www.planning.org/policyguides/childcare.htm?project=Print>.

³ Child Care Law Center, *A Child Care Advocacy Guide to Land Use Principles*, 2003.

March 30, 2008

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RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

APR - 4 2008

RE: City of Costa Mesa Draft Housing Element

Dear Ms. Veturis:

Thank you for the opportunity to allow us to comment on the City of Costa Mesa Housing Element. We have reviewed the draft Element and submit this letter to provide public comments.

The Kennedy Commission is a broad based coalition of community advocates focused on building a supportive environment for the creation of housing opportunities for families in Orange County earning less than \$20,000 annually.

First and foremost we would like to acknowledge the City of Costa Mesa's efforts in developing their Housing Element.

Our comments and recommendations focus on the following areas:

Citizen Participation

State housing element law requires that communities allow for public participation and comment opportunities in the creation and evaluations of the jurisdiction's housing element. California Government Code Section 65583 (c)(7), requires that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments in the community" in the housing element process. This requirement presents an opportunity for the City to engage constituents and stakeholders in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated.

In section 5.3 of the Housing Element the City, states that community workshops, interviews of various service providers and a housing needs survey were part of the community outreach process. The housing needs survey responses identified that one of the biggest need in the City is the lack of affordable housing (high costs of housing) and a mismatch between housing supply and needs. Even though affordable housing was raised as a major need in the community and housing advocates continue to advocate for solutions, the City has refused to establish a community dialogue to identify and reduce barriers to the development of affordable housing for working families. The stakeholder meetings, interviews and the Housing Element Update lacked the participation of non-profit or for profit affordable housing developers and affordable housing

policy advocates. During the housing element process and for the past year, community groups, residents and the Kennedy Commission have commented on the need for the City to establish clear priorities and policies that encourage and facilitate the development of affordable housing in the City of Costa Mesa.

Furthermore, the Kennedy Commission specifically sent a letter to the City on June 27, 2007, requesting to be included in public dialogue and stakeholder meeting to evaluate the City's housing policies and make recommendations, aside from general housing element notices, no response was made to this request (please see attached letter). We believe that the City's draft has not considered and encouraged public input or participation from housing developers, policy advocates, residents and other stakeholders that would have provided valuable expertise and contributions to ensure that appropriate housing strategies were efficiently and effectively evaluated. As a result we feel that the City's Housing Element lacks meaningful housing policies and programs to address the housing needs for Extremely Low and Low-Income families.

Past Performance on 2000-2005 Housing Element

The City's progress on their past housing element demonstrates that the City's policies and goals failed to produced balanced housing developments to meet the housing needs all economic segments, specifically to the lower income households. The City's RHNA allocation in the 2000-2005 planning period was 1,268 housing units. The City approved 384 units for Above Moderate and only 8 units for Low Income households (Acquisition/Rehabilitation/SROs).

None of the past policies demonstrate a commitment to produce affordable family rental units. As a result, no new construction units were added for Low and Very Low-Income families (deed restricted). The City's programs, implementation plans and housing funds spending show that the City has a strong preference in favor homeownership assistance at the moderate income category and assisting lower income needs through rehabilitation/conversion of motels to SROs and the preservation of senior housing. Even though SROs provide valuable housing opportunities for some of Costa Mesa's residents, new rental housing opportunities need to be encouraged and facilitated to accommodate the large need of housing for working families in the lower income categories.

Affordable Housing Needs Assessment

According to the Housing Needs assessment in the 2006-2014 Draft Housing Element, Costa Mesa's demographic composition and housing market conditions demonstrate a growing affordable housing need, particularly rental housing for families. According to the analysis in the draft on page 29, families account for 58% of the City's population. When considering large households, the draft states that in Costa Mesa large households combined high housing cost burden results in overcrowding. This situation is largely a result of the lack of large rental units in Costa Mesa's housing stock and large renter-household being unable to afford the large ownership units. According to 2000 Census data a total of 3,709 large renter households reside in Costa Mesa, while there were only 480 rental units with four or more bedrooms.

In addition Tables HOU-23 and HOU-26 on pages 29 and 30, show that large renter-households in the Extremely Low and Very Low incomes categories are most impacted by overcrowding and the lack of affordable large family housing units in Costa Mesa. The draft analyzes the need for

large family housing, but lacks specific goals, policies, programs and sites to encourage and facilitate their development.

Extremely Low-Income

In accordance with recently enacted legislation the element must identify and analyze extremely low-income households existing and projected need. This quantification must be accompanied by a description of housing needs to formulate appropriate policies and programs. Even though the draft follows the statutory guidelines to identify the need (half of very low-income calculation), the element fails to plan for specific policies and programs to assist and facilitate the development of affordable housing in the extremely low-income category.

Inventory of Land Suitable for Residential Development

Government Code Section 65583 (a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

An analysis of the sites inventory demonstrates that the City will have a shortfall of sites appropriate to accommodate the housing needs for the 642 housing units for extremely low, very low and low-income households. A cursory review of the inventory list shows that the majority of sites have density limitations or environmental constraints that would impede development of affordable housing for extremely low, very low and low-income households, which would require greater densities in the range of 30 units to the acre and specific policies and programs that would encourage and facilitate the development of housing affordable to lower income families. In addition, the City needs to demonstrate the financial feasibility of developing some of proposed sites.

Table HOU-43, Progress Toward RHNA Since 2006 on page 69, shows that the City has met and exceeded their current RHNA need of 1,040 for Above Moderate and Moderate households. Since 2006, the City has entitled **over 2, 173** units in the Above and Moderate-income categories, a surplus of over 1,133 units in these higher income segments. The remaining RHNA need is in the lower income categories. The City must make housing for lower income families a priority by identifying viable sites and implementing concrete policies to facilitate these units.

Table HOU-44, Summary of Vacant Sites on page 70 of the draft shows that sites 1-12 are too small or are not zoned appropriately at densities that would support multi-family development for lower income families (sites are under an acre at a zoned density of 1-20 units per acre). Site 12, Sakioka Lot 2, is the largest parcel at 33-acres (capacity for 528/660 unit in the moderate income categories), but it has been zoned for a maximum density of 16-20 units to the acre and lacks incentives and feasibility to incorporate affordable units for lower income families.

Table HOU-45, Summary of Underutilized Sites on pages 72-73 of the draft show that sites 1-11 in the Urban Plans and Specific Plans are designated for mixed use and live/work housing opportunities for above moderate households. The plans provide flexible development standards, incentives and FAR calculations that facilitate housing development for moderate and above moderate housing units. These modified standards and incentives have facilitated the

development of the Moderate and Above Moderate units that have been approved and are planned in those areas. Despite the incentives and concessions, the sites lack appropriate densities, policies and feasibility to encourage and facilitate affordable housing for lower income households.

Table HOU-45 identifies sites 12 and 13 as the only sites that could accommodate part the City's housing needs for lower income categories. No sites are identified or properly zoned for the development multi-family for lower income households.

Site 12 at 2501 Harbor Boulevard (Fairview Development Center) is identified to potentially accommodate 408 units with 204 in the lower income categories. It is our understanding that the State of California Department of General Services will be releasing a request for proposals for the development of approximately ten (10) acres of excess state land located at the Fairview Developmental Center. The site will be offered on a long-term ground lease for the development of housing for individuals with developmental disabilities in the moderate and lower income categories. At the default or proposed density this site may accommodate 300-320 units for special needs households with half of this number (150-160 units) for lower income housing for special needs.

This development site may have the most potential for development for lower income households, but more analysis and information is needed to assess the feasibility of this site in meeting the wide spectrum of housing needed in the community. What need is the RFP attempting to address? Is the development expanding institutional housing for the Fairview Development Center's population needs? Will the housing development be open to the entire spectrum of the community? Is the development incorporating affordable family housing (Identified as the highest need in the draft)?

In Table HOU-45, Site 13 at 695 W. 19th Street (Costa Mesa Senior Center) identifies 2.7 acres at potential density of 75 units per acre for a total capacity of 150 units. Then narrative goes on to describe the proposal as only 1.4 acres (parking lot area) at density of 107 per acre for capacity of 150 units. The vision is to develop senior units and ignores the opportunity to create housing for working families in the extremely low and very low-income categories. Even though this site may have development opportunities for lower income households, we believe that more analysis is needed on development feasibility. We would like to highlight a few areas of concern;

- We believe that the draft overstates the development capacity for units at the lower income segments on this site. The narrative indicates that only 1.4 acres would be available for development. What density is being applied, 107 units an acre for 150 units or is it 75 units an acre for a total of 105 units (only half (53) would be affordable).
- Is it financially feasible to develop affordable housing in the high-density infill building type envisioned by the City on this site? The type of construction building type that would produce the envision densities will increase building costs and in most cases make affordable housing unfeasible unless the City contributes the land and a large subsidy?
- What specific policies, incentives and financial resources is the City committing to encourage and facilitate the development?

- Why is the City not encouraging and facilitating the development of family or intergenerational housing for lower income categories on this site?

As identified above, the draft fails to specifically identify appropriately zoned sites or sufficient site capacity to meet the City's needs for lower income households. Specifically, the City has largely ignored a highlighted need and provides no sites or policies that encourage and facilitate housing opportunities for families in the low, very low and extremely low-income categories. The draft fails to identify additional potential sites to construct new housing units for low-income families and relies on rehab/preservation of developments serving the senior population (St. John's Manor and Bethel (160 units), Special Needs (Fairview, 150 units) and on the Conversion of Motels to SROs to meet some of the need for the lower income categories.

Furthermore, the identified sites lack suitability and financial analysis to support the likelihood that affordable housing can be developed and that it will help address Costa Mesa largest housing need, family housing for lower income segments. As part of the Housing Element process, we would encourage the City to work with advocates and developers (for and non-profit) to identify and rezone appropriate sites and policies that would add new construction housing units for lower-income families in Costa Mesa.

Zoning Tools to Encourage Affordable Family Housing

Where the inventory reveals insufficient sites to accommodate the housing needs for all income levels, the program section must provide sufficient sites, developable "by right" at multifamily densities, to provide 100% of the shortfall of sites necessary to accommodate the remaining housing need for very low and low-income households. (CA Government Code Section 65583(c)(1)(A)). At least 50% of the very low-income housing need shall be accommodated on sites designated for residential uses and for which nonresidential uses or mixed-uses are not permitted. (CA Government Code Section 65583.2(h)).

As shown in the site inventory the City lacks sites appropriately zoned as multi-family at default densities that would support the development of affordable housing for families in the lower income segments. It would appear that the City would have to rezone sites to accommodate the lower-income housing needs. As demonstrated above Urban Plans and other mixed-use designations have produced over 2,165 housing units for Moderate and Above Moderate households, but no affordable housing units have been produced in those developments. The established Urban Plans and Mixed-Use zoning will not produce the lower income units.

Furthermore, the City needs to identify potential opportunity sites and provide specific incentives that would encourage or facilitate 100% affordable housing developments for families. The City needs to accommodate housing sites for extremely low, very low and low-income households through a program that allows for rezoning and by right development. In particular we would encourage the City to identify and analyze additional infill and redevelopment opportunity sites throughout the City to meet the needs of lower income segments (i.e. Triangle Square area, Harbor Blvd and other corridors and areas).

Policies and Goals

As proposed the City's fails to identify concrete policies that would encourage and facilitate the development of new affordable housing units for lower income families. The Goals and Policy section of the draft fails to promote a specific policy that would assist in developing new affordable family units. Goal HOU-2 on page 80, Preserving and Expanding Affordable Housing Opportunities, describes the State density bonus provision as the only tool presented by the City to address new construction of affordable units. We would question the effectiveness of the implementation and commitment of the City to support affordable housing through a density bonus, since no developments utilized the density bonus provisions between 2000-2007 (page 6).

Additionally, the City has not discussed in the draft whether the City has updated their density bonus to comply with SB 1818 and what specific incentives have been identified to facilitate affordable housing. The City should take the opportunity to commit to partner with the community and advocates to develop a density bonus update that would truly provide tangible incentives and a by right process to assist affordable housing development for families. We are very interested in supporting City's efforts in this area, as it strives to address the needs for extremely low, very low and low-income households.

We suggest that the language under the implementation policies and actions be amended to state specific land use policies that will be pursued and implemented. We recommend that an affordable housing ordinance or other specific policies be implemented to facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories. A similar approach to that used in producing incentives and zoning to encourage the development of housing units for Above Moderate and Moderate households in the Urban Plans should be taken in producing incentives and zoning opportunities lower income units.

SB 2 Planning for Emergency Shelters

Senate Bill No. 2 added emergency shelters provisions and requires that the Housing Element identify zones in the City where emergency shelters are allowed as a permitted use without a Conditional Use Permit. On page HOU-31, the analysis states that the City's homeless needs can be placed at about 1,340 persons. The City goes on to describe that the City funds agencies and programs that may help meet part of this need. The City also makes the argument that the Costa Mesa Municipal Code allows small boarding houses and residential care facilities as permitted uses in residential zones. On page 56 the draft the City states, "These types of uses may function as emergency shelters."

Even though small boarding houses and residential care facilities may be permitted in residential zoning by state law, we believe that more appropriate sites need to be identified and zoned by right to meet the specific needs of Emergency shelters.

We would suggest that City's analysis consider:

- 1) It is impracticable to meet the City's identified Emergency shelter need by only using small boarding homes and residential care facilities that are design to treat specific needs in small group settings that limits occupancy. In its analysis the

City acknowledges that boarding homes serve a maximum of three guests in exchange for compensation and that residential care facilities are limited to six guests without a CUP. Given these occupancy and zoning restrictions, we would question the reality of supporting Emergency shelters wholly on zoning intended for boarding and care facilities. Appropriate sites need to be identified and zone for Emergency shelters to be viable and feasible.

- 2) The City fails to identify specific zoning in the City code that would allow Emergency shelters by right. The City should identify one or more appropriate areas or zoning category in which specifically homeless shelters are allowed without discretionary review or a CUP to meet the City's need. The City should consider rezoning sites and amending the zoning code to allow Emergency shelters by right.
- 3) Consider that sites for the homeless population are more appropriate in areas that provide access to public transportation or other supportive social services in the community.

A comprehensive review is crucial to assess the City's true homelessness needs and solutions to provide housing options to this very vulnerable population.

The Kennedy Commission looks forward to working in partnership with the City to achieve our mutually beneficial goals of expanding affordable housing opportunities for local residents. In the process, we also welcome the opportunity to work more closely with City staff to assist in removing some of the above-mentioned barriers that have prevented new construction affordable housing development. Furthermore, with solid policies, appropriately zoned sites and the new funding opportunities for affordable housing development through monies from Proposition 1C, we feel that Costa Mesa could be positioned to leverage financial resources and make a significant contribution to it's housing needs in a balanced approach.

In conclusion, given the importance of the General Plan Housing Element to address the current and future housing needs of Costa Mesa residents, the Kennedy Commission would welcome the opportunity to have further dialogue on how we can work with the City to ensure that the Element includes specific policies that will result in new housing production being affordable to extremely low, very low and low- income households.

Sincerely,



Cesar Covarrubias

Senior Project Manager

cc: Ms. Cathy Creswell, California Housing and Community Development Department

June 27, 2007



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Mr. Allan Roeder
City Manager
77 Fair View Drive
Costa Mesa, CA 92626

Dear Mr. Roeder:

The Kennedy Commission is a collaborative of community leaders that advocates for the production of housing for Orange County families earning less than \$20,000 annually. The Kennedy Commission works through local resident and community working groups that strive to collaborate with local governments to study barriers and propose solutions to affordable housing development.

As the City prepares to draft its housing element, we request the opportunity to participate in reviewing the City's progress on the past housing element and in formulating new goals and policies for the upcoming Housing Element. We look forward to the opportunity to participate in your housing element taskforce or similar outreach efforts. We also request that you place us on your mailing list to advise us of housing element public hearings, workshops and other related events. Please also send us a schedule of your housing element timeline and deadlines.

State housing element law requires that communities allow for public participation and comment opportunities in the creation and evaluations of the jurisdiction's housing element. Government Code Section 65583 (c)(6)(b), requires that jurisdictions "... shall make a diligent effort to achieve participation of all economic segments of the community" in the housing element process.

Furthermore, the state housing element law requires communities to assess the achievements under adopted housing programs as part of the update of their housing element. These results should be quantified (e.g. the number of new affordable housing units built) and then be compared with what was planned or projected in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed. These considerations need to be taken into account in the creation of a new housing element.

As you are aware, the Southern California Association of Governments has released the final draft Regional Housing Needs Allocation for the upcoming 2006-2014 planning period. Final draft housing elements are due to the California Housing and Community Development Department by June 2008.

We look forward to working with the City and the community to ensure that housing opportunities for the full spectrum of the community are created and fostered.

Sincerely,


Cesar Covarrubias
Senior Project Manager



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July 3, 2008

Ms. Hilda Veturis
Management Analyst
City of Costa Mesa
Development Services Department - Planning Division
77 Fair Drive
Costa Mesa, CA 92626

Re: Housing Element Update

Dear Ms. Veturis,

The Kennedy Commission would like to take the opportunity to comment on the latest draft of the Housing Element revisions by the City of Costa Mesa. The Kennedy Commission is a broad based coalition of community advocates focused on building a supportive environment for the creation of housing opportunities for families in Orange County earning less than \$20,000 annually.

We want to commend the City for their efforts in revising the draft Housing Element, dated June 2008. We think the clarifications and elaboration in certain sections of the draft Housing Element provide a better understanding on the City's plans to address housing needs in the community.

We believe that some of the proposed programs need to be strengthened to encourage and facilitate the feasibility of development of new lower income family units in the proposed rezone and specific plans. We are submitting our comments for your consideration based on the revised draft of the City of Costa Mesa's Housing Element. Our comments and recommendations focus on the following areas:

Failure To Address The Need New Large Family Homes

While we recognize the City's efforts in proposing to assist lower income segments through a acquisition/rehabilitation and conversion strategy of motels to Family Residential Occupancy (FRO) and Single Occupancy Residential (SRO), we believe that this strategy will not assist and facilitate to address the critical need to produce new construction family rental homes for lower income large families. The City analysis states that this strategy will not address the need for large families. When considering large households on page 29, the draft states that in Costa Mesa, large households combined with high housing cost burden results in overcrowding. This situation is largely a result of the lack of large rental units in Costa Mesa's housing stock and large renter-households being unable to afford large ownership units. According to 2000 Census data, a total of 3,709 large renter households reside in Costa Mesa, while there were only 480 rental units with four or more bedrooms.

In addition, Tables HOU-23 and HOU-26 show that large renter-households in the extremely low and very low incomes categories are most impacted by overcrowding and the lack of affordable large family housing units in Costa Mesa. The draft analyzes this critical need for large family housing, but lacks specific goals, policies, programs and sites to encourage and facilitate the development of new construction family housing. There are no other strategies in the Housing Element to encourage and facilitate affordable new construction family rental opportunities for extremely low and very low and extremely low-income families.

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Family Residential Occupancy

We want to acknowledge the City's effort in proposing alternatives to address the housing needs of families. The motel conversion and acquisition rehabilitation strategy for FROs and SRO's could provide some needed housing opportunities for extremely low income households, especially for single parent households and small families. This strategy could be valuable to provide transition and temporary housing for those low income and vulnerable households in need. We would discourage the City from relying on this motel acquisition/rehabilitation and conversion strategy to address the critical need for permanent affordable housing opportunities for lower income families.

This proposal for motel conversion into FROs is a valuable idea, but we are concerned about the feasibility of getting local motel owners to cooperate by selling what is for them a profitable business. We have strong reservations on the financial and development constraints of motel conversion for family housing. In many cases motels charge these lower income households market or above market rent (\$250-\$350 a week) for one room. Recently, many Orange County have conducted studies to determine the feasibility of this type of strategy and have determined that it is unfeasible or in many times more expensive than new construction of multi-family homes (For example, City of Anaheim, The Lincoln Inn). The feasibility of this strategy need to be considered and further analyzed. In light of these constraints we, encourage City to provide additional programs and specific policies that would encourage and facilitate realistic new opportunities for the construction of lower income family homes.

Inventory of Land Suitable for Residential Development

Government Code Section 65583 (a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

An analysis of the sites inventory demonstrates that the City will have a shortfall of sites appropriate to accommodate the housing needs for the 642 housing units for extremely low, very low and low-income households. A cursory review of the inventory list shows that the majority of sites have density limitations or environmental constraints that would impede development of affordable housing for extremely low, very low and low-income households, which would require greater densities in the range of 30 units to the acre and specific policies and program that would encourages and facilitate the development of housing affordable to lower income families.

Table HOU-43, Progress Toward RHNA Since 2006 on page 69, shows that the City has met and exceeded their RHNA need of 1,040 for Above Moderate and Moderate households. Since 2006, the City has entitled over 2,173 units in the Above and Moderate income categories, a surplus of over 1,133 units in these income segments. The remaining RHNA need remains in the lower income categories and needs to be made a priority. Feasible sites and concrete policies need to be identified and implemented.

Table HOU-44, Summary of Vacant Sites on page 70 of the draft shows that sites 1-12 are too small or are not zoned appropriately at densities that would support multi-family development for lower income families (sites are under an acre at a zoned density of 1-20 units per acre). Site 12, Sakioka Lot 2, is the largest parcel at 33-acres (capacity for 528/660 unit in the moderate income categories), but it has been

zoned for a maximum density of 16-20 units to the acre and lacks incentives and feasibility to incorporate affordable units for lower income families.

Table HOU-45, Summary of Underutilized Sites on pages 72-73 of the draft show that sites 1-11 in the Urban Plans and Specific Plans are designated for mixed use and live/work housing opportunities for above moderate households. The plans provide flexible development standards, incentives and FAR calculations that facilitate housing development for moderate and above moderate housing units that have been approved and those planned in those areas. Despite the incentives and concessions, the sites lack appropriate densities and feasibility to encourage and facilitate affordable housing for lower income households.

On Table HOU-45 identifies sites 12 and 13 as the sites that could accommodate part the City's housing needs for lower income categories.

Site 12 at 2501 Harbor Boulevard (Fairview Development Center) is identified to potentially accommodate 408 units with 204 in the lower income categories. It is our understanding that the State of California Department of General Services will be releasing a request for proposals for the development of approximately ten (10) acres of excess state land located at the Fairview Developmental Center. The site will be offered on a long-term ground lease for the development of housing for individuals with developmental disabilities in the moderate and lower income categories. At the default or proposed density, this site may accommodate 300-320 units for special needs households with half of this number for lower income housing for special needs.

This development site may have the most potential for development for lower income households, but more analysis and information is needed to assess the feasibility of this site in meeting the spectrum of housing needed in the community. What need is the RFP attempting to address? Is the development expanding institutional housing for the Fairview Development Center's population needs? Will the housing development be open to the entire spectrum of the community? Is the development incorporating affordable family housing (Identified as the highest need in the draft)?

Site 13 at 695 W. 19th Street (Costa Mesa Senior Center) identifies 2.7 acres at potential density of 75 units per acre for a total capacity of 150 units. The narrative goes on to describe the proposal as only 1.4 acres (parking lot area) at density of 107 per acre for capacity of 150 units. The vision is to develop senior units and ignores the opportunity to create housing for working families in the extremely low and very low-income categories. Even though this site may have development opportunities for lower income households, we believe that more analysis is needed on development feasibility. We would like to highlight a few areas of concern:

- We believe that the draft overstates the development capacity for units at the lower income segments on this site. The narrative indicates that only 1.4 acres would be available for development. What density is being applied, 107 units an acre for 150 units or is it 75 units an acre for a total of 105 units (only half (53) would be affordable)?
- Is it financially feasible to develop affordable housing in the high-density infill building type envisioned by the City on this site? The type of construction building type that would produce the envision densities will increase building costs and in most cases make affordable housing unfeasible unless the City contributes the land and a large subsidy.

- What specific policies, incentives and financial resources is the City committing would encourage and facilitate the development?

19th West Urban Overlay Project

The draft proposes to have site capacity for 96 units for low and very low income families in the 19th West Urban Overlay. We think this is an excellent opportunity for the City to show its commitment to affordable housing. We believe that all Urban Plan areas present a tremendous opportunity to incorporate affordable housing for low, very low and extremely low-income families. We feel this is also an opportunity for the City to provide opportunities for large family homes. Even though it may be argued that these sites in the plan may provide for higher density opportunities, these identified sites are not directly correlated with specific programs and policies that could lead to "by right" affordable housing developments to serve as sites for extremely low, very low and low-income households. The plan is geared to create market housing. All units approved or proposed under the City's urban plan are for above-moderate households. We believe the City should incorporate specific policies to insure that affordable units for lower income segments are built on site. Furthermore, the City should identify opportunities for housing developments that are 100% affordable to low and extremely low income residents within the plans. Just identifying density will not assist the City in meeting its sites capacity for the lower income segments. The City should look at a strategy that involves the rezoning of land to multi-family zone with densities and specific policies that support affordable housing development for the lower income households.

As identified above, the draft fails to specifically identify appropriately zoned sites or sufficient site capacity to meet the City's needs for lower income households. Specifically, the City has largely ignored a highlighted need and provides no sites or policies for encourage and facilitate housing opportunities for families in the low, very low and extremely low-income categories. Furthermore, the identified sites lack suitability and financial analysis to support the likelihood that affordable housing can be developed and that it will help address Costa Mesa largest housing need, family housing for lower income segments. As part of the Housing Element process, we would encourage the City to work with advocates and developers (for and non-profit) to identify and rezone appropriate sites that would add new construction housing units for lower-income families in Costa Mesa.

Redevelopment Set Aside Funds

On page 47 of the Housing Element, the City states that about \$4,700,000 in redevelopment set-aside funds will be raised during this planning period. The City states that it will use the majority of the funds about \$3,700,200 towards the City's First Time Homebuyer Program and single Family Rehabilitation Loans and Grants and about \$1,000,000 will be used for acquisition/rehabilitation or the preservation of Bethel Towers. We request that the City make specific commitments to diversify its set aside funding and not solely concentrate fund spending for senior, homeownership and acquisition/rehabilitation. The City should show a strong commitment to fund one of its largest needs, the construction of new affordable rental housing for low, very low and extremely low income families. Affordable family rental developments would allow for the opportunity to leverage tax credits, County and Proposition 1C funds.

Removing Governmental Constraints in Processing and Permit Procedures

The City fails to identify concrete policies that would encourage and facilitate the development of affordable housing for lower income families. On page 80, Goal HOU-2, Preserving and Expanding Affordable Housing Opportunities fails to promote a specific policy that would assist in developing new affordable units. The only tool presented by the City to address new construction of affordable units is the State density bonus provision. We would question the effectiveness of the implementation and commitment of the City to support affordable housing through a density bonus, since no developments utilized the density bonus provisions between 2000-2007 (page 6). This is not addressed in the revision.

We suggest that the language under the implementation policies and actions be amended to state what specific land use policies will be pursued and implemented. We recommend that an affordable housing ordinance or other specific policies be implemented to facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories.

The Housing Element states that, consistent with state law, the City will amend the Zoning Code to remove discretionary review or approval of multi-family housing developments (by-right). The draft states that this Zoning Code amendment will exempt only "project density of an affordable housing project" from discretionary review. Since no new affordable family housing developments have been developed in the City, the zoning code and development standards for the proposed by-right designations should be analyzed for barriers and constraints to truly allow for by right development. The City should develop a new land use or zoning tool that allows for objective development standards and incentives granted administratively for affordable housing developments.

Policies and Goals

We suggest that the language under the implementation policies and actions be amended to say what specific land use policies will be pursued, such as an affordable housing ordinance or other policies that facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories. We believe that the City has the opportunity to implement these policies as part of Urban Plans and rezoning.

1. Create clear and meaningful policies and land use tools that prioritize and advance concrete goals for the development of mixed income affordable housing for extremely low, very low, low-income households. (The Kennedy Commission has worked with the cities of Irvine, Anaheim, San Clemente and others to develop these models and strategies). Set housing goals for the production of extremely low, very low, low-income units and prioritize housing funds for development of extremely low, very low and low-income units.
2. Create and implement an Affordable Family Housing Ordinance. The ordinance should give by-right incentives and concessions of certain development standards (above density bonus) in exchange for a dedication of 20% of homes affordable to families at extremely low, very low and low. The Kennedy Commission and the City of Anaheim collaborated to create the Anaheim Affordable Family Housing Ordinance (passed in 2004, revised in 2006) and the County of Orange (2006).

3. Develop an ordinance that requires Mixed-Income Housing in all new developments on-site. (See examples in NPH Inclusionary Housing Study, City of Irvine and many other California cities). This strategy would be helpful to incorporate mixed use affordable housing for the lower income segments in the Urban Plan Areas and Mixed-Use designations that have not produced balanced housing development.
4. Create overlay zones to facilitate affordable housing developments in commercial and industrial zone areas. Identify appropriate sites. Facilitate and allow residential development in these zones in exchange for a dedication of at least 20% of the homes affordable family housing at low, very low and extremely low. Create standards and incentive to facilitate lower income homes.
5. The City should facilitate the creation of affordable homes by acquiring sites for of extremely low, very low and low. The City should create RFP's to leverage the land and funding to create deep affordability.
6. Reuse underutilized industrial/commercial property for residential multi-family affordable homes for extremely low very low and low.
7. Establish mixed use zoning with appropriate development standards and incentives that facilitate the incorporation of extremely low, very low and low affordable homes on site.

In conclusion, the Kennedy Commission would welcome the opportunity to have further dialogue on how we can work with the City to ensure that the Element includes specific policies that will result in meaningful portion of the new housing production being affordable to extremely low, very low and low-income households. Please send us copies of revisions and your comments.

Sincerely,



Cesar Covarrubias

Senior Project Manager

cc: Cathy Creswell, California Department of Housing and Community Development
Ezequiel Gutierrez, Public Law Center
Costa Mesa Housing Coalition



July 15, 2008

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Ms. Hilda Veturis
 Management Analyst
 City of Costa Mesa
 Development Services Department - Planning Division
 77 Fair Drive
 Costa Mesa, CA 92626

Re: Housing Element Update Revision

Dear Ms. Veturis,

The Kennedy Commission would like to take the opportunity to comment on the latest draft of the Housing Element revisions by the City of Costa Mesa dated July 11, 2008.

The latest revisions to the draft failed to consider and incorporate any policy recommendations suggested by the Kennedy Commission in the July 3, 2008 comments to the first revision. We continue to request that the Housing Element have specific policies and commitments to encourage and facilitate new construction multi-family housing to address housing needs for lower income families on the identified opportunity sites.

In particular new programs need to be implemented to encourage and facilitate the feasibility of development of new lower income family units in the proposed rezoned and urban plans. This is particularly important since the element points out that, "future residential development will occur primarily on underutilized properties in the Urban Plan areas and in the Downtown Redevelopment Project Area". To meet the lower income need capacity, the City identified underutilized sites and the Urban Plan areas. The Element is merely crediting sites towards the lower income need based solely on potential density of 30+ dwelling units per acre. In addition, there is a general assumption that the development standards in the Urban Plan areas will produce homes for lower income families. As outlined in the Element, over 2,000 market rate units have been approved to date, with the majority of the units in the Urban Plan areas, none are affordable deed restricted homes for extremely low, very low and low-income families.

The only revision pertaining to the urban plans or opportunity sites is #4 on the Summary Table of Latest Revisions (Exhibit D). The revision language merely adds that the City will "pursue affordable funds from State and federal programs.." The City identified Federal section 108 loans (traditionally used for housing rehabilitation) and state multi-family housing and at risk housing preservation programs.

The revisions should comprehensively promote new construction development for lower income families through funding commitments and strong effective policies on the identified opportunity sites. The language should be strengthened to explain how the funding being pursued will correlate with an implementation plan to develop new construction affordable homes for the lower income segments on the identified underutilized and urban plan sites. Furthermore, the language

should be strengthened to make specific financial, policy and programs commitments (as stated in the element for first time homebuyer, preservation and at-risk programs) to the development of new construction affordable family housing on the opportunity sites for lower income families, especially on the agency owned site. How will funding be leveraged to produce new construction affordable family homes for lower income families? What policies will be implemented to promote new affordable multi-family developments that will be able to leverage funding that allows deep affordability?

It is widely accepted that affordable homes for the lower income segments can only be obtained with adequate and appropriate sites, financial commitment and policies that encourage and facilitate.

Removing Governmental Constraints in Processing and Permit Procedures

The City fails to identify concrete policies that would encourage and facilitate the development of affordable housing for lower income families. The Preserving and Expanding Affordable Housing Opportunities section on page 90, fails to promote a specific policy that would assist in developing new affordable units. The only tool presented by the City to address new construction of affordable units is the State density bonus provision. We would question the effectiveness of the implementation and commitment of the City to support affordable housing through a density bonus, since no developments utilized the density bonus provisions between 2000-2007 (page 6). This is not addressed in the first or second revision.

We suggest that the language under the implementation policies and actions be amended to state what specific land use policies will be pursued and implemented. We recommend that an affordable housing ordinance or other specific policies be implemented to facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories.

The Housing Element states that, consistent with state law, the City will amend the Zoning Code to remove discretionary review or approval of multi-family housing developments (by-right). The draft states that this Zoning Code amendment will exempt only "project density of an affordable housing project" from discretionary review. Since no new affordable family housing developments have been developed in the City, the zoning code and development standards for the proposed by-right designations should be analyzed for barriers and constraints to truly allow for by-right development. The City should develop a new land use or zoning tool that allows for objective development standards and incentives granted administratively for affordable housing developments.

Failure to Address the Need New Large Family Homes

While we recognize the City's efforts in proposing to assist lower income segments through a acquisition/rehabilitation and conversion strategy of motels to Family Residential Occupancy (FRO) and Single Occupancy Residential (SRO), we believe that this strategy will not assist and facilitate to address the critical need to produce new construction family rental homes for lower income large families. The City analysis states that this strategy will not address the need for large families. When considering large households on page 29, the draft states that in Costa Mesa, large

households combined with high housing cost burden results in overcrowding. This situation is largely a result of the lack of large rental units in Costa Mesa's housing stock and large renter-households being unable to afford large ownership units. According to 2000 Census data, a total of 3,709 large renter households reside in Costa Mesa, while there were only 480 rental units with four or more bedrooms.

In addition, Tables HOU-23 and HOU-26 show that large renter-households in the extremely low and very low incomes categories are most impacted by overcrowding and the lack of affordable large family housing units in Costa Mesa. The draft analyzes this critical need for large family housing, but lacks specific goals, policies, programs and sites to encourage and facilitate the development of new construction family housing. There are no other strategies in the Housing Element to encourage and facilitate affordable new construction family rental opportunities for extremely low and very low and extremely low-income families.

How is the City addressing the need for large family units at the lower income the segments in new construction developments? The revisions do not address or implement new policies to encourage and facilitate the development of new construction affordable homes for extremely low, very low and low income families. The City's traditional approach of encouraging SROs and acquisition/rehabilitation has not addressed this need.

Inventory of Land Suitable for Residential Development

Government Code Section 65583 (a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

An analysis of the sites inventory demonstrates that the City will have a shortfall of sites appropriate to accommodate the housing needs for extremely low, very low and low-income households. A cursory review of the inventory list shows that the majority of sites have density limitations or environmental constraints that would impede development of affordable housing for extremely low, very low and low-income households, which would require greater densities in the range of 30 units to the acre and specific policies and program that would encourage and facilitate the development of housing affordable to lower income families.

Table HOU-43, Progress Toward RHNA Since 2006 on page 69, shows that the City has met and exceeded their RHNA need of 1,040 for Above Moderate and Moderate households. Since 2006, the City has entitled over 2,173 units in the Above and Moderate income categories, a surplus of over 1,133 units in these income segments. The remaining RHNA need remains in the lower income categories and needs to be made a priority. Feasible sites and concrete policies need to be identified and implemented.

Table HOU-45, Summary of Underutilized Sites on pages 72-73 of the draft show that sites 1-11 in the Urban Plans and Specific Plans are designated for mixed use and live/work housing opportunities for above moderate households. The plans provide flexible development standards, incentives and FAR calculations that facilitate housing development for moderate and above

moderate housing units that have been approved and those planned in those areas. Despite the incentives and concessions, the sites entitled under the urban plans have failed to encourage and facilitate affordable housing for lower income households.

Table HOU-45 identifies sites 12 and 13 as the sites that could accommodate part of the City's housing needs for lower income categories.

Site 12 at 2501 Harbor Boulevard (Fairview Development Center) has approximately ten (10) acres of excess state land located at the Fairview Developmental Center. The site will be offered on a long-term ground lease for the development of housing for individuals with developmental disabilities in the moderate and lower income categories. This development site may have the most development potential for lower income households, but more information is on the response to the RFP issued by the State. Since affordability is a requirement in the development of this State property, there is a great opportunity to meet a wide spectrum of the housing needed in the community, including a large focus on the disabled and large families.

Site 13 at 695 W. 19th Street (Costa Mesa Senior Center) identifies 2.7 acres at potential density of 75 units per acre for a total capacity of 150 units. The narrative goes on to describe the proposal as only 1.4 acres (parking lot area) at density of 107 per acre for capacity of 150 units. The vision is to develop senior units and ignores the opportunity to create housing for working families in the extremely low and very low-income categories. Even though this site may have development opportunities for lower income households, we believe that more analysis is needed on development feasibility. We would like to highlight a few areas of concern:

- We believe that the draft overstates the development capacity for units at the lower income segments on this site. The narrative indicates that only 1.4 acres would be available for development. What density is being applied, 107 units an acre for 150 units or is it 75 units an acre for a total of 105 units (only half (53) would be affordable)?
- Is it financially feasible to develop affordable housing in the high-density infill building type envisioned by the City on this site? The type of construction building type that would produce the envision densities will increase building costs and in most cases make affordable housing unfeasible unless the City contributes the land and a large subsidy.
- What specific policies, incentives and financial resources is the City committing that would encourage and facilitate the development?

The draft should show a commitment to finance and incorporate policies that encourages and facilitates the development of affordable family homes for lower income families on this site.

19th West Urban Overlay Project

The draft proposes to have site capacity for 96 units for low and very low income families in the 19th West Urban Overlay. We think this is an excellent opportunity for the City to show its commitment to affordable housing. We believe that all Urban Plan areas present a tremendous opportunity to incorporate affordable housing for low, very low and extremely low-income families. We feel this is also an opportunity for the City to provide opportunities for large family homes. Even though it may be argued that these sites in the plan may provide for higher density

opportunities, these identified sites are not directly correlated with specific programs and policies that could lead to "by right" affordable housing developments to serve as sites for extremely low, very low and low-income households.

The plan is geared to create market housing. All units approved or proposed under the City's urban plan are for above-moderate households. The plan provide flexible development standards, parking incentives and FAR calculations that facilitate housing development for moderate and above moderate housing units that have been approved and those planned in those areas. Despite the incentives and concessions, the sites entitled under the urban plans have failed to encourage and facilitate affordable housing for lower income households.

We believe the City should incorporate specific policies to ensure that affordable units for lower income segments are built on site. Furthermore, the City should identify opportunities for housing developments that are 100% affordable to low and extremely low-income residents within the plans. Just identifying density will not assist the City in meeting its sites capacity for the lower income segments. The City should look at a strategy that involves the rezoning of land to multi-family zone with densities and specific policies that support affordable housing development for the lower income households.

As identified above, the draft and revisions fails to specifically identify appropriately zoned sites or sufficient site capacity to meet the City's needs for lower income households. Specifically, the City has largely ignored a highlighted need and provides no sites or policies to encourage and facilitate housing opportunities for families in the low, very low and extremely low-income categories. Furthermore, the identified sites lack suitability and financial analysis to support the likelihood that affordable housing can be developed and that it will help address Costa Mesa largest housing need, family housing for lower income segments. As part of the Housing Element process, we would encourage the City to work with advocates and developers (for and non-profit) to strengthen the identified sites and policies to make them viable affordable opportunity sites or rezone appropriate sites and create policies that would add new construction housing units for lower-income families in Costa Mesa.

Redevelopment Set Aside Funds

On page 47 of the Housing Element, the City states that about \$4,700,000 in redevelopment set-aside funds will be raised during this planning period. The City states that it will use the majority of the funds, approximately \$3,700,200, towards the City's First Time Homebuyer Program and single Family Rehabilitation Loans and Grants and approximately \$1,000,000 will be used for the acquisition/rehabilitation or the preservation of Bethel Towers. We request that the City make specific commitments to diversify its set aside funding and not solely concentrate fund spending for senior, homeownership and acquisition/rehabilitation. The City should show a strong commitment to fund one of its largest needs, the construction of new affordable rental housing for low, very low and extremely low-income families. Affordable family rental developments would allow for the opportunity to leverage tax credits, County and Proposition 1C funds.

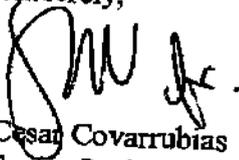
Policies and Goals

We suggest that the language under the implementation policies and actions be amended to say what specific land use policies will be pursued, such as an affordable housing ordinance or other policies that facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories. We believe that the City has the opportunity to implement these policies as part of Urban Plans and rezoning.

1. Create clear and meaningful policies and land use tools that prioritize and advance concrete goals for the development of mixed income affordable housing for extremely low, very low, low-income households. (The Kennedy Commission has worked with the cities of Irvine, Anaheim, San Clemente and others to develop these models and strategies). Set housing goals for the production of extremely low, very low, low-income units and prioritize housing funds for development of extremely low, very low and low-income units.
2. Create and implement an Affordable Family Housing Ordinance. The ordinance should give by-right incentives and concessions of certain development standards (above density bonus) in exchange for a dedication of 20% of homes affordable to families at extremely low, very low and low. The Kennedy Commission and the City of Anaheim collaborated to create the Anaheim Affordable Family Housing Ordinance (passed in 2004, revised in 2006) and the County of Orange (2006).
3. Develop an ordinance that requires Mixed-Income Housing in all new developments on-site. (See examples in NPH Inclusionary Housing Study, City of Irvine and many other California cities). This strategy would be helpful to incorporate mixed use affordable housing for the lower income segments in the Urban Plan Areas and Mixed-Use designations that have not produced balanced housing development.
4. Create overlay zones to facilitate affordable housing developments in commercial and industrial zone areas. Identify appropriate sites. Facilitate and allow residential development in these zones in exchange for a dedication of at least 20% of the homes affordable family housing at low, very low and extremely low. Create standards and incentives to facilitate lower income homes.
5. The City should facilitate the creation of affordable homes by acquiring sites for extremely low, very low and low-income families. The City should create RFP's to leverage the land and funding to create deeper affordability.
6. Reuse underutilized industrial/commercial property for residential multi-family affordable homes for extremely low, very low and low.
7. Establish mixed use zoning with appropriate development standards and incentives that facilitate the incorporation of extremely low, very low and low affordable homes on-site.

In conclusion, the Kennedy Commission would welcome the opportunity to have further dialogue on how we can work with the City to ensure that the Element includes specific policies that will result in meaningful portion of the new housing production being affordable to extremely low, very low and low-income households. We were not notified or provided by the City with the July 11, 2008 revision. In future revisions or correspondence with State HCD, the City should copy and actively inform community members and organizations of the opportunity to comment on revisions and modifications. Please send us copies of revisions, letters and other comments on the draft Housing Element.

Sincerely,



Cesar Covarrubias
Senior Project Manager

cc: Cathy Creswell, California Department of Housing and Community Development
Ezequiel Gutierrez, Public Law Center
Costa Mesa Housing Coalition

March 7, 2008

Ms. Hilda Veturis
Management Analyst
City of Costa Mesa
Development Services Department - Planning Division
77 Fair Drive
Costa Mesa, CA 92626

MAR 24 2008

Re: Housing Element Update

Dear Ms. Veturis,

The Costa Mesa Housing Coalition appreciates the opportunity to comment on the Housing Element proposed by the City of Costa Mesa. Our coalition is composed of organizations and individuals who advocate for the development of housing affordable to low and very low income residents. Our comments will concentrate on the following areas:

1. The inadequacy and disregard of public input
2. The failure to adequately address RHNA goals
3. Failure to address households with special needs
4. Failure to provide innovative incentives to replace or enhance the obviously failed policies of the past

Inadequacy and Disregard of Public Input

The Costa Mesa Housing Coalition has testified before both the City Council and Planning Commission at least eight times in the past 12 months, has given input to a community meeting hosted by city staff to discuss the Housing Element and has spoken before a joint study session of the City Council and Planning Commission. At each forum we expressed our concerns in detail. On September 21, 2007, we sent a written summary of these points to staff and Council. Few, if any of these comments, have been accepted or included in the proposed Housing Element. They were not even included in a very inadequate "survey" attached at the end of the document. To the best of our knowledge, there were only three presentations to the community by the City—one of which was hosted in Spanish by a Coalition member agency (MIKA) and one was attended primarily by our members. The other presentation was to a homeowners group in the most affluent area of Costa Mesa. There was little, if any outreach to developers in the area to discuss the siting of affordable housing.

With so little public input gathered, it is even more surprising that our comments have been ignored in the Housing Element Update. For example, the Coalition has repeatedly advised the City of the tremendous need for rental housing for large families who are very low and low income, yet the document fails to reflect any real effort to address those needs. We have repeatedly advised the City that it must become proactive in assuring that affordable housing gets built in Costa Mesa; we asked the City to consider imposing in lieu fees, and to adopt innovative, more effective incentives for builders to construct affordable housing. Yet, again, these comments have fallen on deaf ears. We are disappointed at not being heard.

Failure to Adequately Address RHNA Goals

The chart on page 78 of the document states that Costa Mesa is fully able to accommodate its RHNA goals. However, we have found the chart to be incorrect: It makes a blatant error of double-counting 204 units of housing for very low and low income. The chart on page 78 claims to have identified a total of 279 units to be built on underutilized sites for low and very low: 140 units on underutilized sites for very low income and 139 units on underutilized sites for low income. This chart separately identifies 204 affordable units at the Fairview Developmental Center which will provide 102 units for very low and 102 for low. The problem is that those same 204 units are already included among the 279 low and very low units to be built on underutilized sites. This double counting is readily apparent when you look at the chart listing underutilized sites on pages 72 and 73.

Of the 14 underutilized sites identified on the chart at pp. 72-73, only two of them (items #12 & 13) are designated as sites for very low or low income units. Item #12 is the Fairview Development Center site and it includes 204 units for low and very low. Item #13 is the Senior Center parking lot, which is identified as allowing the construction of 75 units for low and very low. Together, these two underutilized sites account for the 279 units on "underutilized sites" listed on the chart at p. 78. The fact the chart on p. 78 also separately lists the Fairview Development Center's 204 low and very low units is obvious double counting. That means the City needs to identify an additional 102 units for very low income and 102 additional units for low income, if it is to meet its RHNA goals. In summary, the total capacity for very low income units is 276 not 378, and for low income units it is 253 not 355 as claimed.

An additional concern regarding the RHNA numbers claimed is the Fairview Development Center numbers. We suggest there be an agreement required of the developer to lock in the 204 units for low and very low income households as the Housing Element envisions. As the State law now stands, only 102 units for low/very low income would legally be required at the site. It seems commonly accepted that the state desires the entire 204 to be affordable units, but things change, and it would be wise for the City to somehow assure that all 204 are affordable to low and very low income households.

Failure to Address Households with Special Needs

The Housing Element clearly identifies various special needs households: elderly, disabled, large families, single parent families, farm workers, and the homeless. However, the Housing Element only addresses the needs of *one* of these groups — the elderly. The needs of the elderly seem adequately addressed—even preferentially in comparison to families. (At the study session, the former mayor asked if all the projected new housing could be for seniors) Although identified as groups in particular need of affordable housing, single parent households and large families receive no consideration in the document, other than a very strange statement on page 27 that, "The City of Costa Mesa recognizes the needs of single-parent households.(21.8% live below poverty level) To expand housing opportunities in areas near schools, jobs, child care, and transportation, in 2006, the City created three Urban Plans to encourage mixed-use developments in three distinct areas." These Urban Plans envision the production of thousands of housing units in the next 20 years; however **none of them** is required (or even contemplated) to be housing affordable to low and very low income residents.

When considering large households, the Element states that in Costa Mesa large households result in over crowding, “which is largely a result of the lack of large rental units. For example, a total of 3,709 large renter households resided in Costa Mesa in 2000, while there were only 480 rental units with four or more bedrooms.”(p. 28) “[L]arge households are also impacted by housing cost burden.” (p.29) There is no innovative planning to meet this urgent need for rental housing for these families included in the Housing Element.

The Housing Element estimates that there are 1,340 homeless and at risk homeless in Costa Mesa. However, the plan does nothing to address their needs. The document describes the City’s paltry past efforts to address the needs of this population as follows: “According to the Consolidated Plan, . . . about 309 persons were provided with emergency shelter assistance and 72 persons were assisted with transitional housing services on an annual basis.” In reality, the only action the City took to address the needs of Costa Mesa’s homeless population as stated in the Housing Element was to continue to provide CDBG funding to private, nonprofit service providers. That is obviously a less than adequate response in light of SB2 and even the stated goals of the Housing Element. (p79)

The Housing Element provides no consideration for the needs of the disabled other than what already exists. This is a glaring omission which we presume will be definitively addressed by advocates for the disabled.

Failure to Provide Innovative Incentives

Costa Mesa faces a steep challenge to meet RHNA requirements, so it was expected that this Housing Element would include proactive, creative planning policies that reflect a serious commitment to developing new affordable housing. But that is not the case. To be convinced of the argument that Costa Mesa’s current housing policies don’t work, just consider one statistic: Of the 2173 residential units currently approved or under construction in Costa Mesa, just 8 are affordable to low or extremely low income persons. (See Table at p. 69.)

New policies and incentives are required if Costa Mesa is serious about addressing its affordable housing crisis. The Costa Mesa Housing Coalition suggested the following be included in the draft of the Housing Element:

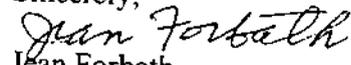
- Costa Mesa should require developers to pay in lieu fees or to make 15% of their new units affordable to low income people.
- Density bonuses have not worked (none used since 2000). More and better incentives are necessary. One possibility is a policy of “by right” development of affordable projects.
- The City needs to reprioritize its use of redevelopment set-aside funds. Rather than using these funds for land acquisition for Habitat for Humanity— scarce dollars used for very few people — these dollars should be used to acquire land for constructing rental housing for low and very low income households.

Additional Concerns

There are many other problem areas in this draft of the Housing Element which should be dealt with, such as the loss of low income rental units because of condo conversions, and the document's inconsistency in describing the zoning status of Sakioka Lot II. (The General Plan says it's Urban Center Commercial and the North Costa Mesa Specific Plan says up to 660 units could be built there.) Moreover, while sites are identified for development, there is little discussion of the existing barriers to the development of affordable housing on these sites. We question whether the city has fulfilled its HE requirements in this regard. Another concern is that there is no indication where the legally required five off-site units for very low income from the 1901 Newport Plaza project will be built. And finally, the stated goal for land acquisition has only one objective — to maintain a list of opportunity sites and monitor sale status of available properties. Surely, the City should acknowledge the need to acquire land to make it available for the construction of affordable rental units.

We hope the concerns we have presented here will be seriously considered. We further hope that the City will revise its Housing Element Update so that the revised draft will be responsive to our concerns. Thank you for such consideration.

Sincerely,


Jean Forbath

Chair, Costa Mesa Housing Coalition

cc: Cathy Creswell, California Department of Housing and Community Development
Mayor Eric Bever, City of Costa Mesa
City of Costa Mesa Council Members

March 27, 2008

Ms. Hilda Veturis
Management Analyst
City of Costa Mesa
Development Services Department - Planning Division
77 Fair Drive
Costa Mesa, CA 92626

RECEIVED
CITY OF COSTA MESA
APR - 3 2008

Re: Costa Mesa Housing Element

Dear Ms. Veturis,

Thank you for the opportunity to comment on the Costa Mesa Housing Element. We have received the draft element and submit this letter to provide public comments.

As graduate student from the University of Southern California, School of Social Work, we have met with local nonprofit agencies serving disadvantaged families to research and assess actual needs. In comparing community needs to the Costa Mesa Housing Element, we found several disparities including an inadequacy of public input, an overall omission of designating suitable sites as required by RHNA and failure to address the needs of female-headed households.

Inadequacy and Disregard of Public Input

According to the Housing Element, there were only three presentations to the community by the city; only one of which was hosted in Spanish. Given the high percentage of monolingual Spanish speakers being affected by this proposal, clearly this does not represent inclusivity of the community. A second meeting was presented to a homeowners association in a discrete, affluent neighborhood. The third meeting was primarily attended by one advocacy group, proving that the city of Costa Mesa did not adequately fulfill their obligation to incorporate public input.

Failure to Adequately Address RHNA Goals

It is ironic to find that the city reports their chief constraint in allocating land is scarcity, build out, and cost while luxurious high rise residencies continue to be approved. Although Costa Mesa makes a bold claim of being able to accommodate its RHNA goals, it is clear that there has been a miscalculation of units. This has resulted in a double count of homes which will ultimately leave unpredictable gaps for certain groups potentially causing the most vulnerable populations to be further marginalized.

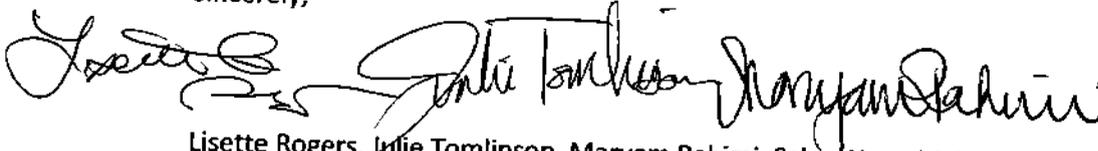
Omission of Addressing Female-Headed Households

In the Housing Element, various special needs households were identified. However, there is a disproportionate and preferential focus on the elderly in comparison to female-headed families. Further, we question the validity of Costa Mesa's statement that although families have increased to 59.3 percent, they claim none of this increase represents families with children. According to the

Executive Director of Colette's Home, they serve hundreds of women and children annually that travel from Costa Mesa to seek shelter.

We hope the concerns we have presented here will be seriously considered. Further, we hope that the city of Costa Mesa will revise its Housing Element so that it will be inclusive of the points mentioned. Thank you for such considerations.

Sincerely,



Lisette Rogers, Julie Tomlinson, Maryam Rahimi, Sahar Naraghi-Arani
USC School of Social Work Graduate Students



Cc: Paul McDougal, California Department of Housing and Community Development
Mayor Eric Bever, City of Costa Mesa
City of Costa Mesa Council Members

June 29, 2008

Ms. Hilda Veturis
Management Analyst
City of Costa Mesa
Development Services Department - Planning Division
77 Fair Drive
Costa Mesa, CA 92626

RECEIVED
CITY OF COSTA MESA
JUN 30 2008

Re: Housing Element Update

Dear Ms. Veturis,

The Costa Mesa Housing Coalition appreciates the opportunity to once again comment on the latest draft of the Housing Element proposed by the City of Costa Mesa, now on review. Our coalition is composed of organizations and individuals who advocate for the development of housing affordable to low and very low income residents.

While we recognize there has been a noticeable improvement in the new draft, and compliment the city staff for a number of encouraging proposals, we wish to make several comments and recommendations as follows:

Failure to address the needs of large families

The Housing Element specifically highlights the dire need for rental housing for large families. It states, "... a total of 3,709 large renter-households resided in Costa Mesa in 2000, while there were only 480 rental units with four or more bedrooms." (p. 29) The Element further states this lack has resulted in over-crowding in 15.5% of households. There is nothing in the proposed Housing Element which addresses this stated need.

FROs

We compliment the City on its new designation of Family Residential Occupancy. The concept of purchasing motels and turning them into FROs by combining motel rooms into family apartments could provide some needed housing affordable to low and extremely low income families, especially for single parent households and small families. We note that this draft of the Housing Element states that FROs and SROs will together provide 160 units affordable to low and extremely low income families. Rather than a 50/50 split of these units between FROs and SROs, we hope that the ratio of FROs to SROs would be at least 80% - 20%, given the particularly pressing need for housing for families. We also suggest that a percentage of these units should combine at least three motel rooms into an apartment to provide housing for larger families — a critical need.

This proposal for motel conversion into FROs is a valuable idea, but we are concerned about the feasibility of getting local motel owners to cooperate by selling what is for them a profitable business. We are aware of recent inquiries made to several motel owners by a local non-profit developer interested in purchasing several of the properties. The inquiries were rebuffed. Moreover, at the joint study session of the Costa Mesa City Council and Planning Commission, at which this FRO concept was first broached, City staff mentioned the likely difficulty in getting motel owners to sell. In light of this hurdle, we would like the Housing Element to identify additional, specific steps the City will take to encourage and facilitate the conversion of motels into FROs and SROs, so this goal actually becomes achievable.

Further, we do not consider extended stay motel rooms as low income units. Often the weekly and monthly rates are comparable to rents in market rate apartments.

Lack of sufficient plans/policies to insure the provision of housing for low income residents

There are very encouraging statements in the proposed Housing Element regarding “by right” development of affordable housing, new incentives to build affordable housing, sites designated as appropriate for 30 units per acre multi-family affordable units, and seemingly the ability to meet the RHNA requirements. As we’ve said, we are encouraged. However, the city of Costa Mesa’s commitment to provision of affordable housing in the past has inspired some skepticism. A prime example is the Enclave development, which included zero units affordable to low income households. Other examples include the City’s failure to require any affordable units or in lieu fees in the huge South Coast Metro area high rises. We also remember when the over-lay districts were announced, City officials proudly stated no low income housing will be required of the over 4000 units envisioned to be built there in the next 20 years. In light of these past failures, and the demonstrated reluctance to require or even encourage the construction of affordable housing, we were hoping to see in the revised Housing Element such positive policy initiatives as an inclusionary zoning ordinance, in lieu fees, and a detailed description of how the City envisions affordable units will be built on the proposed sites. It is important to note that simply having the appropriate zoning for affordable housing (i.e., high density) does not ensure such housing actually gets built. That has been especially true in Costa Mesa.

Thus, we would like the Housing Element to address critical issues such as: How feasible are the 75 units on the Senior Center parking lot? The stated capacity is for 75 units per acre; the lot is only 1.4 acres but the plan is for 150 units. How will this be accomplished? What will the city do to make sure the promised 75 units will be affordable to the low income? The HE states that 30 units per acre may be built in the 19 West Urban Plan and the SOBECA over-lay and the property on 19th street bordering Placentia is designated as a site for 96 affordable units. What policies and incentives will the city enact to ensure that affordable units are actually built there?

Other than density bonuses and the delay of fees until certificate of occupancy, what other, more powerful incentives can be given to developers of affordable housing, that are not available to all builders, so that the construction of affordable housing becomes an economically attractive option? What are the creative solutions that other cities have used to encourage affordable housing developers to build in their city that Costa Mesa could emulate? In summary, we are concerned that the City must do much more in terms of adopting specific strategies and policies to encourage and facilitate the construction of affordable housing. Such measures are required in order to make sure new affordable units actually get built. We continue to believe an inclusionary housing policy is an excellent way of insuring that housing is provided for all segments of the community.

The potential for the 19 West Urban Overlay Project

The proposal to build 96 units of housing affordable to low and very low income families on 19th St., bordering Placentia, is very exciting. We think this is an excellent opportunity for the City to show its commitment to use every means possible to create a vital project of affordable housing and a revitalized commercial center serving the surrounding area. There are challenges facing such a large project, but the city can and should help put all the pieces together—especially insuring that the developer builds a rental housing project that is 100% affordable to low and extremely low income residents. We feel this is also an opportunity to provide some units for large families. With proper incentives and technical help, the right developer should emerge.

The existing center is old and perhaps shoddy, but it is a very busy place which houses many needed services. Some, such as Vista Drug, have been there over 30 yrs. It would be nice if the present commercial tenants could participate in the planning and be given the chance to come back. This project could be the real revitalization the West side has been demanding. As the HE states, 19th St. is a major thoroughfare that needs up-grading (but not gentrification).

Redevelopment set aside funds

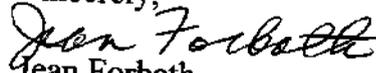
The Housing Element states that \$4,700,000 redevelopment set-aside funds will be raised during this planning period. We request that these funds be used solely for the purpose of increasing the stock of affordable **rental** housing in our city. In other words, we do not want to see these funds used for rehab loans and grants and “first time home buyer” loans. Such expenditures simply do not do enough to address our community’s dire need for affordable housing. It is rental housing which will benefit the greatest number of Costa Mesa families and help solve our affordable housing crisis. We also request that land acquisition funds not be used for a Habitat for Humanity project because such a project provides so few units. Instead, these funds should be leveraged with federal and other funds for land acquisition and other support for the construction of affordable multi-family rental units.

Removing Governmental Constraints in Processing and Permit Procedures

The Housing Elements states that, consistent with state law, the City will amend the Zoning Code to remove discretionary review or approval of multi-family housing developments. Our concern is that the Housing Element states that this Zoning Code amendment will exempt only "project density of an affordable housing project" from discretionary review. In other words, all other aspects of the proposed affordable project, such as design and development standards, will still be subject to discretionary review. We think it would be far better to exempt all aspects of the affordable housing project from discretionary review, and to allow by right development so long as the project meets the City's minimum design and development standards. Otherwise, discretionary review may be a means for "NIMBYs" to block affordable housing projects.

We hope the concerns we have presented here will be seriously considered. We further hope that the City will revise its Housing Element Update so that the revised draft will be responsive to our concerns. Thank you for such consideration.

Sincerely,



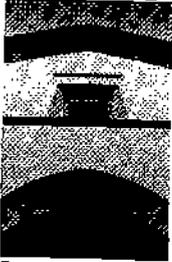
Jean Forbath

Jean Forbath

Chair, Costa Mesa Housing Coalition
2880 Club House Rd.
Costa Mesa, CA 92626

cc: Cathy Creswell, California Department of Housing and Community Development
Mayor Eric Bever, City of Costa Mesa
City of Costa Mesa Council Members
City of Costa Mesa Planning Commission Members

CHRI



Community Housing
Resources Inc.

P.O. BOX 22010 • SANTA ANA, CA 92702 • PHONE: (714) 796-5268 • FAX: (714) 972-1453 • WEBSITE: WWW.CHRIOC.ORG

March 20, 2008

Via Electronic & U.S. Mail

Hilda Veturis, Management Analyst
City of Costa Mesa
Planning Division
77 Fair Drive, 2nd Floor,
Costa Mesa, CA 92628

Regarding: City of Costa Mesa Housing Element

Dear Ms. Veturis:

Community Housing Resources Inc, (CHRI) is non-profit agency dedicated to provide safe and affordable housing opportunities for persons with developmental disabilities. CHRI strives to collaborate with local governments to address the critical lack of affordable housing for City residents and employees with developmental disabilities.

Affordability is one of the most significant barriers to community living. Individuals and families with disabilities have limited earning capacity due to their disabilities; therefore our main focus is in the extremely low and very low income categories. Most consumers earn between \$10,000 – \$15,000 per year.

Upon review of your 2008-2014 Housing Element, we find that the City of Costa Mesa should further analyze and address the site identification for extremely low income housing needs and ensure the inclusion of all Universal Design elements in its building codes and affordability levels should be appropriate to consumers incomes.

The City of Costa Mesa presently has a very high concentration of developmental disabled, third highest in the County of Orange the total number is 1,166. According the Regional Center of Orange County a total of 603 consumers live in your city. Costa Mesa's Housing Element indicates 563 persons at Fairview Development Center. The Regional Center also identifies 27 "wheelchair" consumers in Costa Mesa.

CHRI submits the following comments:

1. Inventory of Land Suitable for Residential Development

A cursory review of the sites inventory demonstrates that the City will have a shortfall of sites appropriate to meet the affordable housing needs of the 642 housing units for extremely low and low-income households.

2. Universal Design Elements

In our review we did not see any discussion specific to City adoption to universal design elements in its building code, a lack of universal design elements would create a constraint to housing persons with disabilities.

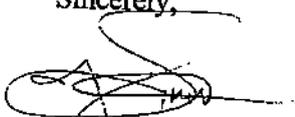
3. Income Levels

In our review we did not find any proposed units for extremely low income.

As the City prepares updates to housing element, we request the opportunity to participate in the review the City's progress. We are also requesting that you place us on your mailing list to advise us of housing element public hearings and events.

Community Housing Resources Inc, looks forward to working in partnership with the City to achieve our mutually beneficially goals of producing housing affordable to extremely low, very low and low income households.

Sincerely,



Joseph J. Singh
Executive Director

cc: Cathy E. Creswell, State of California, Housing and Community Development
Ezequiel Gutierrez, Public Law Center,
Cesar Covarrubias, Kennedy Commission



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RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAR 20 2008

Ms. Hilda Veturis
Management Analysis
City of Costa Mesa
Development Services Department-Planning Division
77 Fair Dr.
Costa Mesa Ca 92626

March 19, 2008

Dear Ms. Veturis,

I am writing in response to the City of Costa Mesa's 2008-2014 Housing Element. It was our privilege as a community development corporation focused on Costa Mesa neighborhoods to host one of the city forums as the city sought out public comments and input regarding affordable housing.

During this forum our neighborhood leaders expressed the need for affordable housing, especially rental housing for families. The neighborhood leaders present at the forum, and the communities they represent, are largely made up of working poor who maintain their families on low incomes. They expressed a desire to continue living in Costa Mesa but a concern for the prices of rent, conditions of the units, and difficulty in finding apartments for large families.

It is for these reasons that I was disappointed to review the Housing Element draft and note our concerns and input were not presented in the document and that there are no provisions made for rental housing for large families. Page HOU-20 of the element indicates that Costa Mesa is consistent with county and state trends in that average household size has been steadily rising. It goes on to state that large households of five or more persons recorded the largest numeric and proportionate gains between 1990-2000.

Having noted these trends, the housing element does not go on to provide large family rental housing. In fact many of the proposed projects are to develop Single Resident Occupancy (SRO) units in places where families currently reside (HOU-77). While we recognize the need for housing for various groups, it feels as if the city has been unresponsive to the input of working poor families.

Additionally, it was disappointing to read the incentives proposed to developers (HOU-83). As a member of the Costa Mesa Housing Coalition, we have discussed incentive options with the city including in lieu fees. However, there were no changes from the last element to the city's incentives.

Before the final draft of this housing element is approved, I ask that the city go farther in their plans to encourage and facilitate affordable housing, as is stated as the purpose of the housing element.



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I look forward to continue being a part of this process as we work together to serve our city.

Sincerely,

Crissy Brooks
Executive Director- Mika CDC

Cc: Cathy Creswell- Department of Housing and Community Development
Eric Bever- Mayor
Allan Mansoor- Mayor Pro Tem
Katrina Foley- Council member
Linda Dixon- Council member
Wendy Leece- Council member

VETURIS, HILDA

From: Fred Bockmiller [frbockmi@uci.edu]
Sent: Wednesday, July 02, 2008 12:31 PM
To: VETURIS, HILDA
Subject: Re: Revised Housing Element

Hello Hilda,

I read the document and found that it was well prepared and more than adequately addressed the issues it was intended to address.

Though I would love to be able to buy a single family home on a fee lot for less than \$300,000 that is not going to happen. It is not the fault of the city that the housing prices are what they are. I am in favor of attempting to move toward more ownership units and less rental units.

Sincerely,

Fred Bockmiller
President
Coral Bay Terrace Condominium Owners Association
An ownership property in the heart of the west side.

At 04:01 PM 6/9/2008, you wrote:

To all interested parties:

Following initial review by the State of the original draft Housing Element dated February 21, 2008, the City has prepared a revised 2008-2014 Housing Element dated June 2008, which is available on the City of Costa Mesa's website at www.ci.costa-mesa.ca.us/docs/housing/2008-2014-proposed-housing-element.pdf. Following this review, meetings will be scheduled for presentation to the Planning Commission and the City Council for their review and consideration.

Hilda Veturis
Management Analyst
City of Costa Mea
(714)754-5608