

CITY OF COSTA MESA



DOWNTOWN REDEVELOPMENT PROJECT AREA IMPLEMENTATION PLAN

2005-2009

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CITY OF COSTA MESA
DOWNTOWN REDEVELOPMENT PROJECT AREA
2005-2009
IMPLEMENTATION PLAN

I. INTRODUCTION

This Implementation Plan for the Downtown Costa Mesa Redevelopment Project Area has been prepared for the Costa Mesa Redevelopment Agency (Agency). The Implementation Plan is being prepared and adopted in accordance with the California Redevelopment Law Reform Act of 1993. The key requirements of the legislation, which this Implementation Plan addresses, are:

- A description of the Agency's specific housing and non-housing related goals and objectives for the project area, including specific programs, possible projects, and estimated expenditures for the next five years.
- A description of how these goals, objectives, programs and expenditures will alleviate blight.
- A description of how these goals, objectives, programs and expenditures will implement the low and moderate income housing set-aside and housing production requirements of the law, including an annual housing program.
- Proposed locations suitable for replacement housing units in instances where plan activities trigger the need for such units.

The Agency's first Implementation was adopted on December 14, 1994 and updated in December 2000. This Implementation Plan represents the third 5-year plan in this ongoing review and approval cycle, covering the period of January 1, 2005 through December 31, 2009. Pursuant to State law, a mid-term review must be conducted during the second or third year of the five-year period.

II. PURPOSE OF THE IMPLEMENTATION PLAN

The Implementation Plan has been prepared in response to the requirements of AB 1290: the California Redevelopment Law Reform Act of 1993. Effective as of January 1, 1994, AB 1290 amends or deletes significant portions of the Health and Safety Code which regulate redevelopment activities in California. Included in the regulation is the requirement that an Implementation Plan be prepared for all project areas every five years. This Plan is intended to fulfill that requirement, to serve as a multi-year planning vehicle for projects in the Downtown Redevelopment Project Area, and to articulate the link between the projects undertaken (including the provision of affordable housing) and the alleviation of blight in the Project Area. The Implementation Plan is a policy document, meant to guide the implementation of the Redevelopment Plan for the Costa Mesa Downtown Redevelopment Project Area (the "Redevelopment Plan"), but also to allow sufficient flexibility for the Agency to respond to specific redevelopment opportunities as they arise.

III. PROJECT AREA DESCRIPTIONS AND BLIGHTED CONDITIONS

The Downtown Redevelopment Project was adopted by Ordinance 73-44 on December 24, 1973, and subsequently amended by Ordinances No. 77-27, No. 77-36, No. 80-22 and No. 86-24 adopted on July 5, 1977, August 8, 1977, November 1, 1980, and December 15, 1986, respectively. Two additional amendments were adopted on November 7, 1994 by Ordinances No. 94-14 and 94-15. Neither the 1986, nor the 1994 amendments added territory to the Project Area. The 1977 and 1980 amendments collectively added only three parcels.

The original term of the Redevelopment Plan was forty years, expiring on December 24, 2013. However, City Council adopted Ordinance SB 1045 on November 17, 2003 to extend the term limit by an additional year (from 2013 to 2014).

The approximately 200-acre Project Area includes several residential neighborhoods and commercial corridors. A detailed profile of the Project Area is provided in Exhibit 1. A map delineating the land use plan of the Project Area is provided in Exhibit 2.

The Redevelopment Plan presented a summary of the blighting conditions in the Project Area at the time of plan adoption. These blighting conditions are described in detail in the Agency's Report to the City Council prepared in connection with the Redevelopment Plan adoption. The Redevelopment Plan broadly states that the selection of the Project Area relied on the existence of physical, environmental, economic and social factors indicating the obsolescence of the existing development pattern in the Project Area. Accordingly, the existence of potential development opportunities could form an anchor for redevelopment which would be essential to correcting blighting conditions in the Project Area.

The Downtown Redevelopment Project was selected based on the following specific blighting influences in the Project Area:

1. *Age, obsolescence, deterioration and disuse;*
2. *Deterioration and under-utilization;*
3. *Irregular form/ shape/ size of parcels;*
4. *Depreciated values, impaired investments to the extent that the capacity to pay taxes is reduced; and*
5. *Inadequate streets, open spaces and public facilities.*

Assembly Bill 1290 substantially changed the definition of blight which can be used to qualify project areas for adoption on or after January 1, 1994. While the Redevelopment Plan and the amendments adding territory were adopted prior to the effective date of AB 1290 and qualified under the previous definitions of blight, any future added territory must satisfy the post AB 1290 blight definitions.

Over the years, Agency activities and the continuing implementation of the Redevelopment Plan have made substantial improvements in the Project Area. However, some blighting conditions remain, including characteristics set forth in Section 33031(a) and (b) of the California Health and Safety Code. The anticipated Agency activities over the next five years focus on the provision of affordable housing, which will improve and benefit the Project Area and the community as a whole. To the extent the Agency engages in any non-housing activities, these activities will directly serve to alleviate blight. The linkage between such activities and blight alleviation is discussed in Articles V and VI of this Implementation Plan.

IV. PROJECT AREA GOALS AND OBJECTIVES

As described in the Redevelopment Survey Report, dated October 1973, the Redevelopment Plan was adopted in order to accomplish the following:

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

Objectives and Actions Necessary for Alleviation of Blight

The key objectives to the revitalization of the Project Area are as follows:

1. Removal of structurally substandard and unsafe buildings;
2. Elimination of incompatible land uses and reassembly of parcels;
3. Stimulation of private investment;
4. Retention and rehabilitation of existing uses and structures where feasible;
5. Establishment of zoning to prevent blighting; and
6. Provision of adequate traffic circulation.

Improvement activities completed during prior implementation plan years have fulfilled most of the key objectives indicated above.

In addition to continuing to address the above objectives, the Agency will explore the potential of amending the Project Area boundaries along 19th street during the 2005-2009 Implementation Plan period.

PROJECTS, PROGRAMS AND EXPENDITURES

Major projects and programs completed in the Project Area and a description of how they have contributed to blight alleviation are summarized below. These projects involve two basic programs in the alleviation of blight: Private Development/Business Improvement and Public Infrastructure Improvement. Public Infrastructure Improvement projects are not discussed in this document because other resources are used to fund these projects; however, projects are implemented in the Project Area and assist in the alleviation of blight. Housing Programs are addressed in Section VII of this Implementation Plan.

Private Development

Private projects assisted by the Agency during the life of the Project have included the rehabilitation and development of retail, commercial and industrial buildings. These projects can be summarized as follows:

- **Demonstration Block** – The Agency financed the rehabilitation of the buildings along the 1800 block of Newport Boulevard through the use of CDBG funds. Owners were given a grant for 50% of the rehabilitation costs, and the remaining 50% of costs were funded through deferred loans.
- **The Courtyards** – The Agency assisted in the assemblage of parcels and provided circulation improvements including the abandonment of the Newport Boulevard frontage road, for the construction of a 172,000 square-foot commercial development.
- **Triangle Square** – The Agency assisted in the assemblage of numerous parcels to accommodate a 185,000 square foot retail center with a grocery store, theaters and town square. In addition, the Agency pledged all of the tax increment generated from the development to repay a developer advance note for a period not to exceed 15 years.
- **Parcel A** – The Agency entered into a Disposition and Development Agreement with a developer to construct a 21,150 square-foot retail building located north of the corner of Newport Boulevard and 18th Street.

Income/Expenditures

The Costa Mesa Redevelopment Agency operates three distinct funds: the Tax Increment Fund, the Low and Moderate Housing Fund (20% Set-Aside Fund), and the Downtown Project Fund.

The Tax Increment Fund is used to account for revenues accumulated for the payment of the Agency's long-term debt. The revenues for this fund consist of 80% of the total tax increment generated by the Agency, with the remaining 20% being set aside for the Low and Moderate Housing Fund.

Exhibit 3 presents a cash flow projection for the Tax Increment Fund for fiscal years 2004-05 through 2009-10. The tax increment revenues for 2005-2006 are estimated at \$2,598,676. Expenditures include bond debt service principal and interest payments, rebate payments on Triangle Square, and repayment of the advance from the City and repayment of the deferred set-aside.

The outstanding principal and interest balance of the City Advance totaled \$27,599,221 as of July 1, 2003. The Agency has project annual payments of interest (at a rate of 8%) and principal to the City through year 2033. By spreading out the Housing Deficit Reduction payments over the next 30 years, the Redevelopment Agency can maximize its annual repayment on the advance and have it completely paid off by the end of the time limit for debt repayment.

The Tax Increment Fund is projected to have an accumulated fund balance of \$123,174 at the beginning of the fiscal year, July 1, 2005. When the projected captured tax increment revenue and interest earnings are added to the beginning fund balance for fiscal years 2005 through 2010, the total projected revenues available over the five-year period is \$19,810,455. Anticipated expenditures over the five-year period are projected at \$10,983,388. Thus, there is a projected available balance at the end of the 5-year period of \$8,827,067. These funds will be used to pursue programs and activities that meet the key objectives of this implementation plan to revitalize the Project Area.

VI. LINKAGE WITH BLIGHT

Proposed Projects and Approaches to Blight Alleviation

The relationship between the Agency's former and planned programs for the next five years and the blighted conditions in the Project Area is diagrammed in Exhibit 4. The role of each program in the alleviation of blight is also presented in the Matrix detailed in Exhibit 4. As stated above, surplus revenue will be used to pursue programs and activities to remove blighted conditions in the Project Area.

VII. HOUSING PLAN

Two separate housing plans guide the use of City housing-related funds and address housing needs in the community: the Consolidated Plan and Housing Element.

Consolidated Plan

The Consolidated Plan guides the use of CDBG and HOME funds. The City of Costa Mesa will adopt their FY 2005-2009 Consolidated Plan per the requirements for communities receiving funds from the U.S. Department of Housing and Urban Development (HUD) in April 2005. The Consolidated Plan is a planning document that identifies the City's overall needs for affordable housing and supportive housing and outlines a strategy to address those needs. The Consolidated Plan describes the City's housing needs and market conditions, sets out a strategy that established priorities, identifies resources, and established a short-term investment plan that outlines the intended uses of the resources.

The Draft Consolidated Plan, which will be adopted for the period FY 2005 through FY 2009, specifically:

- Identifies the existing and projected housing needs and establishes goals, policies, objectives and programs for the preservation, improvement and development of housing to meet the needs of all economic sectors of the community;
- Describes the resources (human and financial), markets and strategies intended to meet the housing needs of the community;
- Provides investment decision-making guides for elected officials, program administrators, community organizations, housing developers and concerned citizens; and
- Sets forth long-term (Five-Year Strategy) and short-term (Annual Plan) guides which describe the general priorities, plans and allocations of federal, state, local and private resources and funds.

The Consolidated Plan identifies categories of community members needing assistance and establishes priorities based upon the findings compiled during the data gathering phase of the strategy development. Specific income groups are targeted, such as extremely low, very low income, low income, which are defined by using the County median income level as the basis.

The Draft Consolidated Plan proposes to focus on the following strategies:

- Homeownership
- Preserve affordable housing stock
- Create affordable housing opportunities

Housing Element

The City adopted the Housing Element that is required by state law as part of the General Plan. The Housing Element established goals regarding the provision of adequate housing. These goals are:

- To Preserve Existing Housing and Neighborhoods
- To Preserve Affordability
- To Provide Adequate Sites
- To Insure Accessibility and To Prevent Discrimination
- To Provide Adequate Housing Opportunities for All Segments of the Population.
- To Encourage Coordination and Cooperation

Taking these goals and Costa Mesa's specific needs into consideration, the Housing Element describes the affordable housing programs which include:

- First Time Home Buyers Programs
- Housing Rehabilitation/Neighborhood Revitalization Programs
- Mobile Home Park Conversion Programs
- Home Ownership Preservation Programs
- New Construction Programs

Overall Strategy

Pursuant to State law, the City must address the housing needs of all income groups, which include:

- Extremely Low Income (0-30% of County Median)
- Very Low Income (31-50% of County Median)
- Low Income (51-80% of County Median)
- Moderate Income (81-120% of County Median)

The County median is determined annually, and is adjusted for household size. Based on the 2004 median income of \$74,200 for Orange County (assuming a 4-person household), the affordable income levels are as follows:

| Income Level | Percent of Median | 4-Person HH Income |
|---------------------|--------------------------|---------------------------|
| Extremely Low | 0% to 30% | \$0 - \$22,700 |
| Very Low | 31% to 50% | \$22,701 - \$37,800 |
| Low | 51% to 80% | \$37,801 - \$57,500 |
| Moderate | 81%-120% | \$57,501 - \$74,200 |

Overall, the City’s strategy is to address housing needs of the lower income households using Community Development Block Grant (CDBG) and HOME (HOME) Investment Partnership funds. Both CDBG and HOME funds are federal funds that focus on housing and community development assistance that benefit households or persons with incomes up to only 80% of the County Median. Use of 20% Set-Aside funds will focus on the Moderate Income group.

Uses of the 20% Set-Aside funds based on projected future deposit amounts include:

Homeownership Opportunities/Assistance – Development of all homeownership opportunities such as new construction, condo conversions, and loans.

Rehabilitation – Provision of rehabilitation assistance to low and moderate income homeowners and rental housing developments for seniors.

Since the adoption of the AB 1290 Plan in 1994, the Costa Mesa Redevelopment Agency has also started several new housing assistance programs.

The Homebuyer Assistance Program began in fall of 1998. The purpose of the program is to offer down payment assistance to prospective low and moderate income homeowners. The Costa Mesa Redevelopment Agency will lend the lower of \$40,000 or 15% to qualified first-time buyers. Since the onset of the program, the Agency has issued 34 home loans.

The Redevelopment Agency has also assisted Habitat for Humanity of Orange County in purchasing six units for very low income homeowners.

Concurrent and Projected Housing Need

The State of California requires jurisdictions to provide for their fair share of housing based on regional housing needs, particularly for lower-income

households. The SCAG RHNA determines the housing needs for Orange County cities using a model based on market demand for housing, employment opportunities, availability of suitable sites for public facilities, commuting patterns, type and tenure of housing need, and other relevant factors. The following table presents Costa Mesa's 2000 to 2006 RHNA goal.

| Income Group | No. of Units | Percentage |
|----------------------------------|---------------------|-------------------|
| Very Low (0—50% County Median) | 265 | 36.6% |
| Low (51—80% County Median) | 180 | 24.9% |
| Moderate (81—120% County Median) | 279 | 38.5% |
| Total: | 724 | 100% |

The SCAG allocation model is intended to balance the distribution of housing for all income levels throughout the region. As can be seen in the table above, approximately 39% of the City of Costa Mesa's defined unmet affordable housing need is for moderate income households; approximately 25% of the unmet need is for low income housing, and the remaining 37% is for very low income households.

The definition of unmet need further considers the issue of supply versus demand, in conjunction with an analysis of the affordability of the existing housing stock to the City's population base. Housing is considered affordable when a household pays no more than 30% of its income for housing-related expenditures. Based on the City's assessment of households paying over 30% of their income on housing, the City found a severe shortage of extremely and very low income housing, with an unmet need of 7,304 extremely and very low income units.

Low and Moderate Housing Fund (20% Set-Aside) Requirements

As part of the Agency's efforts to meet its unmet housing needs, tax increment housing set-aside funds have been and will continue to be used to create affordable housing units.

Funds Available

The projected tax increment housing set-aside revenues available for FY 2005-06 through FY 2009-10 are:

| | |
|----------------------------------------|--------------------|
| Set-Aside Deposits (Exhibit 5): | \$3,449,776 |
| Repayment of deferred set-aside funds: | <u>216,590</u> |
| | <u>\$3,666,366</u> |

In addition, it is projected that \$34,498 in interest will be earned during the period. Therefore, over the period of FY 2005-06 to FY 2009-10, it is estimated that \$3,700,864 will be deposited in the Low and Moderate Housing Fund.

Proposed Expenditures

An estimated \$1,689,956 will be expended on housing programs in fiscal year 2005-06, which includes an acquisition rehabilitation/ new construction project. The allocation to housing programs is \$712,341 in fiscal year 2006-07 and increases each year to \$795,878 in fiscal year 2009-10. Total expenditures for the five-year period total \$4,704,211. The housing program expenditures are on the following types of programs:

- 1st Time Home Buyer
- Acquisition/Rehabilitation Programs
- Mortgage Certificates
- Homeowner/New Construction
- SRO (CM Village) project
- Single Family Residence Rehabilitation Programs

The Single Family Residence Rehabilitation Loans and Grants Program are primarily funded by carryover and HOME funds. Administration of this program is funded by 20% Set-Aside Funds, as well as unexpected costs of a rehabilitation that is greater than the amount provided by carryover or HOME funds. Projects rarely require redevelopment funds; only one project within the last implementation plan period needing additional redevelopment funds.

Refer to Exhibit 5 and 6 for a more detailed breakdown of estimated income, expenditures and potential units.

Excess/Surplus

As defined in California Health and Safety Code Section 33334.12 (g) (1), an Agency has an excess/surplus at any time that unexpended monies in the Agency's low and moderate income housing fund exceeds the greater of \$1.0 million or the total funds deposited in the low and moderate income housing fund over the preceding four fiscal years. These excess/surplus funds must be transferred within one year or spent or encumbered within two years.

For the purposes of complying with the mandate of California Health and Safety Code Section 33334.12, the Agency must determine whether an

excess/surplus will exist as of July 1, 2005. This is determined by comparing the unencumbered balance of the low and moderate income housing fund as of July 1, 2005, to the sum of the property tax increment housing set-asides deposited into the fund between FY 2001-02 through FY 2004-05. If the amount of unencumbered funds in the account exceeds the sum of the deposits, the Agency has an excess/surplus.

The Costa Mesa Redevelopment Agency deposited \$2,297,536 into the Low and Moderate Income Housing Fund between FY 2001-02 and FY 2004-05. Thus, the Agency would have an excess/surplus if the beginning balance as of July 1, 2005 exceeded \$2,297,536. Given the fact that the unencumbered fund balance of the Low and Moderate Housing Fund is \$1,003,347 for July 1, 2005, no excess or surplus exists as defined by the California Health and Safety Code.

In the event that an excess or surplus does exist, the Agency has one year to develop a plan to expend the excess/surplus funds. At the end of that year, the Agency has the option to transfer the excess/surplus funds to the County Housing Authority. The funds may not be transferred to the County Housing Authority at any point thereafter.

If the excess/surplus funds are not transferred to the County Housing Authority, the agency must expend or encumber the funds within the following two years. In other words, the Agency has three years from the date on which an excess/surplus is accumulated to expend or encumber the excess/surplus funds.

Due to the level of housing development and rehabilitation efforts planned by the Agency within the next year, the Agency is not projected to have excess or surplus Housing Funds during the period. In addition, given projected expenditures for housing programs over the next five years, the Agency does not anticipate having excess or surplus funds during the next five years. Five year cash flow projections are included within Exhibit 5 attached to this report.

Replacement Housing Obligation/Inclusionary Requirement

The Project Area was originally adopted in 1973, which exempts the originally designated Project Area from the Production (Inclusionary) Requirements defined in California Health and Safety Code Section 33413, and applied to Project Areas adopted on or after January 1, 1976. The subsequent amendments to the Redevelopment Plan occurred after January 1, 1976, and added three parcels to the Project Area. The Redevelopment Agency has an exclusionary requirement on 3.61 acres of a larger 7.79 acre

site located at 1901 Newport Boulevard. The developer of this site has an obligation to create 12 inclusionary housing units (7 low or moderate and 5 very low).

Pursuant to an affordable housing agreement between the developer and the Costa Mesa Redevelopment Agency, the developer will complete and sell seven condominium units to qualified low and moderate income households on-site. Upon completion of these units, the Redevelopment Agency will assume developer's responsibility to create five very low-income units off-site over the next 10 years. Total of \$892,000 is financial assistance for the seven on-site units as reflected in Exhibit 5.

The summary below represents both existing and new inclusionary housing requirements based upon the adoption of AB 637 and AB 701:

- 15% of the units developed within a redevelopment project area must be affordable to low- and moderate-income households. In addition, of those units, at least 40% must be made available to very-low-income households. All residential developments in a redevelopment project area, including affordable housing units, trigger inclusionary housing obligations. This includes units assisted by a redevelopment agency.
- The inclusionary housing requirements are applied in ten-year rolling cycles, and not to each individual project.
- To fulfill the inclusionary housing requirement, rental units must be subject to 55-year affordability covenants, and ownership units must be subject to 45-year covenants.
- The substantial rehabilitation of a multi-family residential project triggers an inclusionary housing obligation only if the project receives redevelopment agency assistance.
- A redevelopment agency may provide production units outside a redevelopment project area; each two units developed or substantially rehabilitated outside the redevelopment project area count as one production unit.
- A redevelopment agency may "buy" affordability covenants on existing multi-family housing to satisfy production obligations.
- A redevelopment agency may aggregate the inclusionary housing production requirements among multiple project areas if the agency finds,

based on substantial evidence and after a public hearing, that such aggregation will not cause or exacerbate racial, ethnic or economic segregation.

- Inclusionary housing production obligations must now be fulfilled prior to the time limit on the effectiveness of the redevelopment plan.

Infrastructure/Public Improvements: Infrastructure must now be an integral part of the new construction or rehabilitation of income restricted housing units directly benefited by the improvements. If the newly constructed or rehabilitated units are part of a larger project, set-aside funds may only be utilized for a pro rata share of improvements cost.

The Project Area is subject to the Replacement Housing obligations defined in California Health and Safety Code Section 33413 for any units destroyed or removed from the low and moderate income housing market on or after January 1, 1996. None of the programs identified within this Implementation Plan are anticipated to result in the removal of any low or moderate income housing units.

Linkage of Housing Set-Aside Fund Expenditures with Need

The City of Costa Mesa, through the development of the Consolidated Plan Housing Strategy, has determined that there is a need to provide and encourage the development of very low, low and moderate income housing throughout major portions of the City. The planned use of the Housing Funds in the Project Area will be undertaken in accordance with these policy documents, and will continue to be expended to fulfill these established goals and objectives. The use of these funds will directly increase and improve the supply of affordable housing within the City of Costa Mesa. In addition, the use of funds for housing programs will help eliminate blighting characteristics such as deteriorated and dilapidated housing, unsafe or unhealthy building conditions, and defective design and character of physical construction.

Housing Expenditures - Targeting Requirements

Expenditures by Income Level

AB 637 requires agencies to target funds to the income groups in proportion to the total housing needs of each group during the time frame of the Implementation Plan. The intent of this legislation is to ensure that very low households are receiving a fair share of housing funds through redevelopment activities.

In assessing the Agency's progress on this requirement, the expenditures for very low, low, and moderate income housing are compared to the share of housing dedicated to each income group in the Regional Housing Needs Assessment (RHNA). The following table shows the Agency's expenditures in relation to the RHNA allocation.

| Income Group | RHNA Allocation | | Agency Money Expended (FY 01/02 - 03/04) | |
|---------------------|------------------------|--------------|-----------------------------------------------------|-------------------|
| | # | % | \$ | % of Total |
| Very Low | 265 | 36.6 % | \$0 | \$0 |
| Low | 180 | 24.9 % | \$205,850 | 22.2 % |
| Moderate | 279 | 38.5 % | \$722,700 | 77.8 % |
| Total | 724 | 100 % | \$928,550 | 100 % |

As indicated earlier, the City's strategy is to leverage redevelopment funds with HOME funds. Specifically, HOME funds are used to provide affordable housing opportunities for lower income residents. Between FY 2001-02 and 2003-04, 71 units for very low income residents have been provided, with an estimated \$2,499,560 in HOME funds expended.

Expenditures by Household Type

Another provision of AB 637 deals with expenditures on senior versus family housing. Under AB 637, housing funds must be spent in at least the same proportion as the total population of seniors (persons 65 years and over) and total population in families. According to the 2000 Census, 8.5 percent of Costa Mesa's total population consists of seniors and 69.9 percent of the total population is in families. Therefore, 8.5 percent of housing funds should be spent for senior housing, while 69.9 percent should be spent for family housing.

| Housing Type | Target Allocation | Actual Agency Allocation | Agency Money Expended (FY 01/02 - 03/04) | |
|---------------------|--------------------------|---------------------------------|-----------------------------------------------------|-------------------|
| | % | % | \$ | % of Total |
| Senior Housing | 8.5 % | 0 % | \$0 | 0 % |
| Family Housing | 69.9% | 100 % | \$928,550 | 100 % |
| Total | -- | 100% | \$928,550 | 100 % |

Between FY 2001-02 and 2003-04, the City expended a total of \$928,550 for affordable housing. All of these funds were expended to promote family housing opportunities. For the upcoming years covered by this implementation plan, the City has identified priorities for senior ownership housing and senior rental rehabilitation activities. The City will ensure that funds will be expended to promote both senior and family housing in the same proportion as the total senior and family populations.

EXHIBITS [1 - Project Area Profile](#)

[2 - Land Use Plan](#)

[3 - Tax Increment Fund Cash Flow Projection](#)

[4 - Blight Alleviation and Related Programs](#)

[5 - Low & Moderate Housing Fund Cash Flow](#)

[6 - Proposed Housing Units Assistance](#)