



Fairview Developmental Center City Council Study Session on Housing



City of Costa Mesa
December 12, 2023

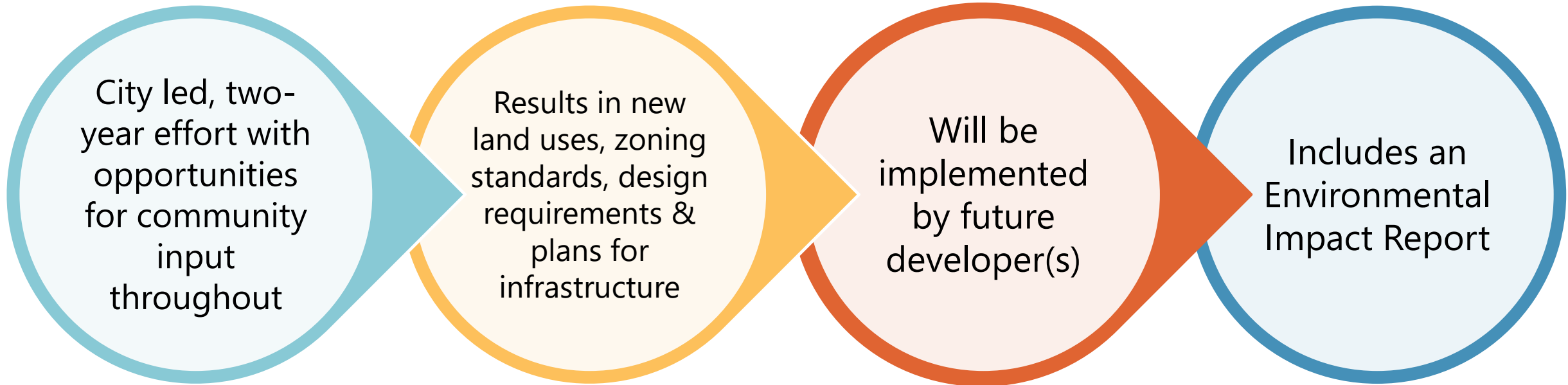
Meeting Purpose

- Brief Overview of the FDC Specific Plan and Housing Goals
- Site Potential
- Discussion of Potential Housing Types (Market Rate and Affordable)
- Future Developer Considerations
- Questions



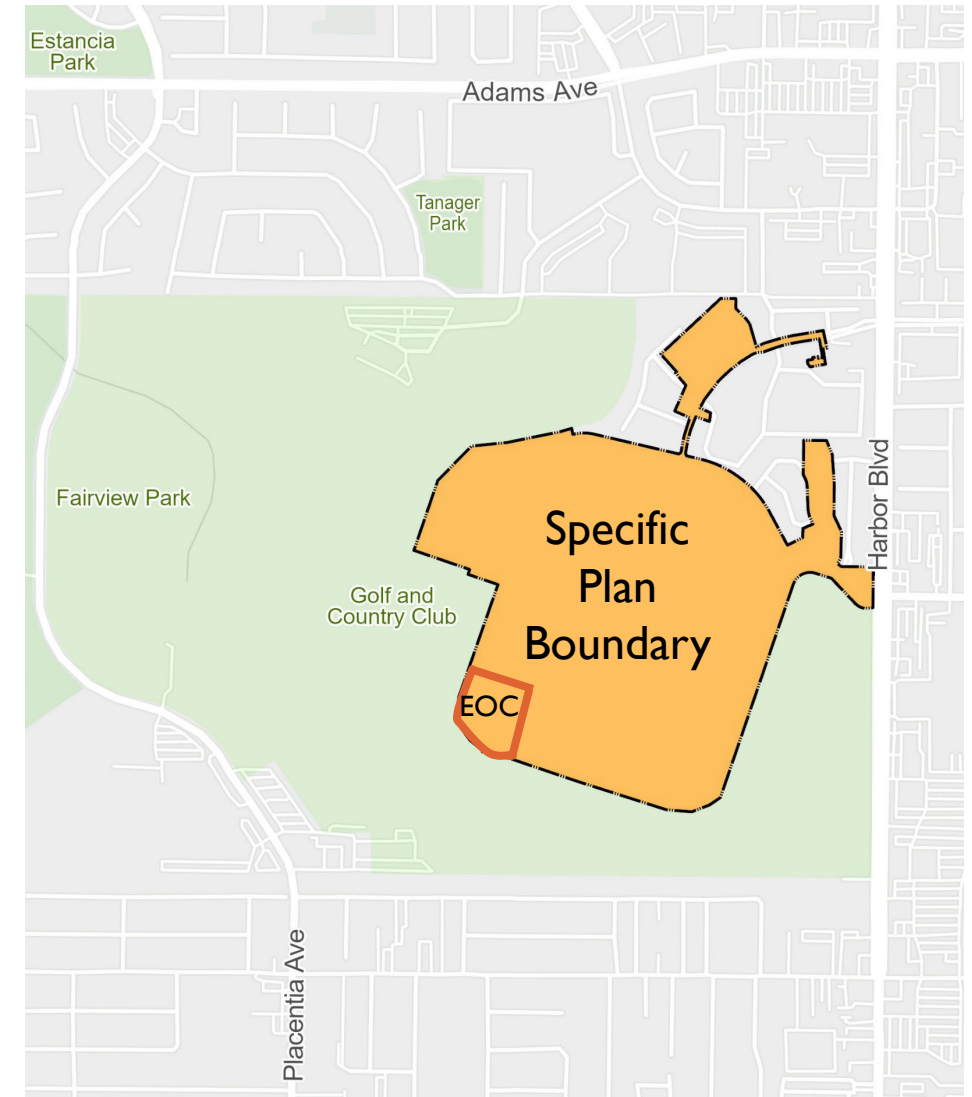
Project Process

CONSULTANT ROLE: Ensure the plan is financially feasible, desirable to build, and best addresses the vision of the community.



Actions by City and State

- 2016 State adopted FDC Closure Plan
- 2022 Senate Bill 188 approved disposition of the property
- 2022 State and City agreement for City led planning effort
- 2023 State pursued a 15-acre Emergency Operations Center
- 2023 City kicked off preparation of a Specific Plan and EIR
- 2025 Expected completion date for Specific Plan and EIR (September)
- State expected to initiate selection of a Master Developer



Process for Community Engagement



On-going Methods of Outreach

- Stakeholder Interviews
- Pop-up Events
- Dedicated Project Website
- On-line Surveys



November's Workshops



Start a dialogue and share information with the community



Listen to community ideas and concerns



Gather input for the Vision and Guiding Principles



Outcome: a community led draft vision statement and set of guiding principles



Workshop #1

Thursday, November 2, 2023 | 6 p.m. to 8 p.m. | English

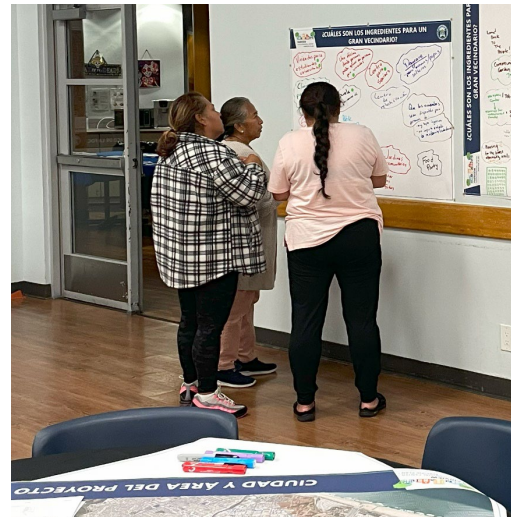
- Costa Mesa Senior Center, 695 W 19th St
- **65** Attendees
- **49** comments cards submitted

Friday, November 3, 2023 | 6 p.m. to 8 p.m. | Spanish

- Costa Mesa Senior Center, 695 W 19th St.
- **10** Attendees
- **9** comments cards submitted

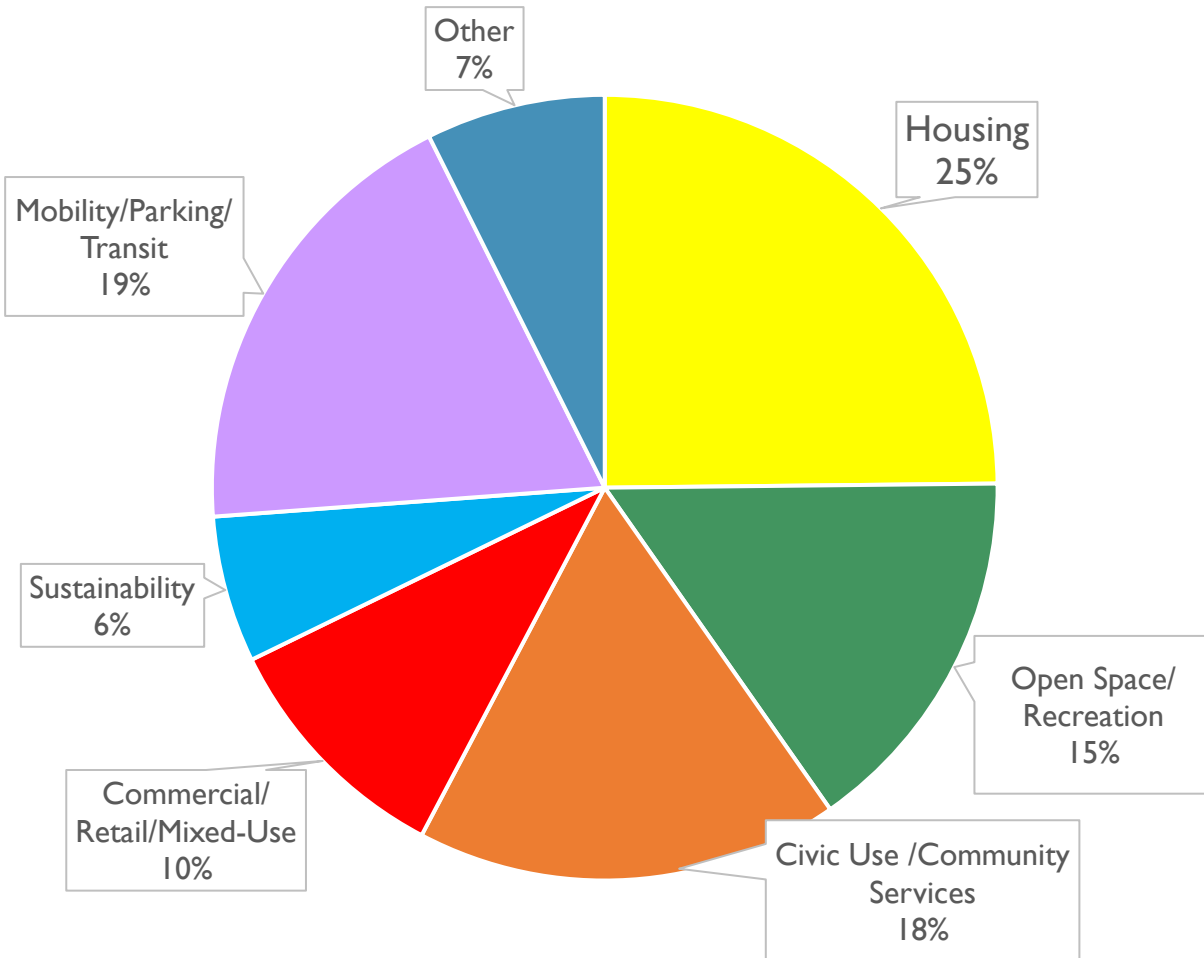
Monday, November 6, 2023 | 6 p.m. to 8 p.m. | English & Spanish

- Virtual using Zoom
- **39** Attendees
- **72** Comments and questions submitted via chat

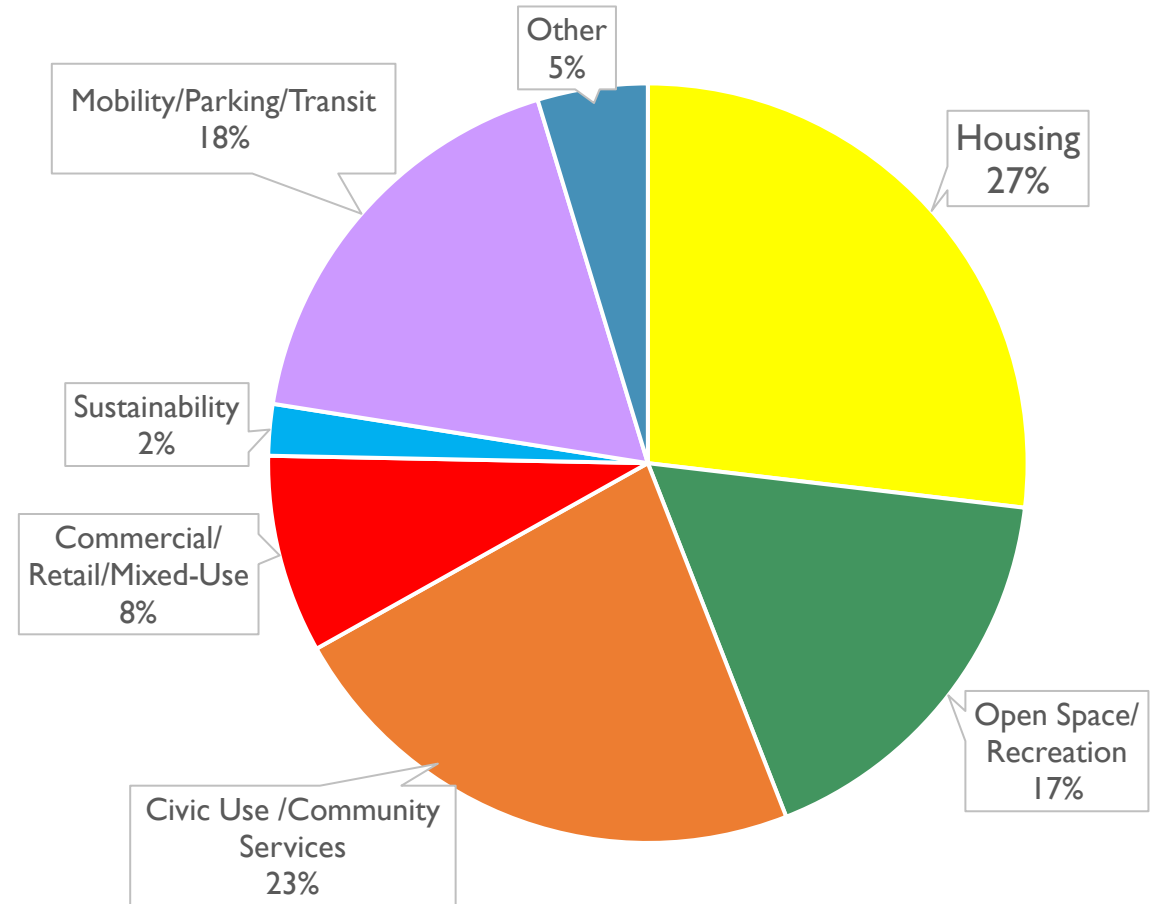


Workshop #1 Feedback

Comment Cards

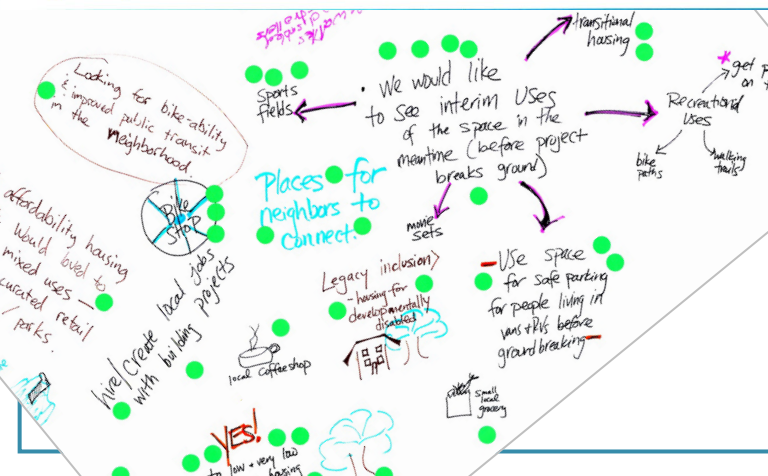
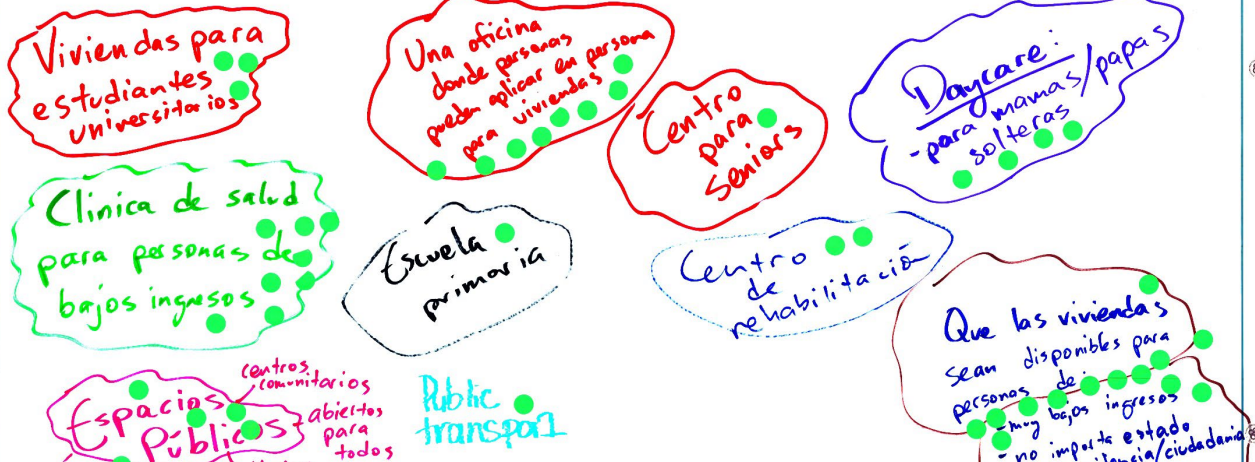


Group Exercise Priorities





¿CUÁLES SON LOS INGREDIENTES PARA UN GRAN VECINDARIO?



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?

EOC- will it be included? 15 acres would negatively impact this neighborhood.

Trees- mature trees are an asset- try to keep them

Encourage walking Reduce reliance on cars

Think about hang out spaces for teens

Affordable housing for all- disabled, seniors, workforce

Other uses: Schools Daycare Small businesses All incomes Places to get food- cafe Mixed Use Services so you don't need to drive Family dentist

Green space! Beautification Wide sidewalks Accommodate all- wide enough to fit wheelchairs with friends walking

Open space- FDC site used by residents for walks and as general "open space"

Park, OCC, and the development center laid out to maximize the breeze- future planning should continue to make this a priority.

Wildlife considerations

Lighting

Community Gardens option

Resource Center with after school for seniors and young people

Objective design standards- required for residential, could apply to commercial too

Senior center on 19th- height- will need density for affordable housing- consider

Community Input



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-23

I appreciate the table process + ability for everyone to use their ideas + voice (not just the loudest + most powerful voices in the room).
Thank you.

Name Christine Hoff

Email

Please add me to the mailing list. Already on

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS

- DENSITY !!

Consider more stories

- BIKE PATH !

Continue the Harbor Blvd. bike path

Housing Goal

- City and State agree that housing shall be a priority use
- City goal in 2022 Housing Element
 - Very Low-Income Units – 575
 - Low Income Units – 345
 - Moderate Income Units – 690
 - Above Moderate-Income Units – 690
 - **Total – 2,300 units minimum**
 - **40% Low and Very Low**



Site Capacity

- Remaining State Land – 158.6 Acres
- Less Harbor Village Apartments/SF Homes
- = Specific Plan Boundary -121.08 Acres
- Less Potential EOC Site -15 Acres
- Less Existing Fair Drive, Merrimac Way
- Less Properties on Mark Lane
- = 99 Acres of New Development Potential
- = 23 Dwelling Units/Acre Average (does not include roads or public parks)



If this were Playa Vista, CA...

how many homes would fit?

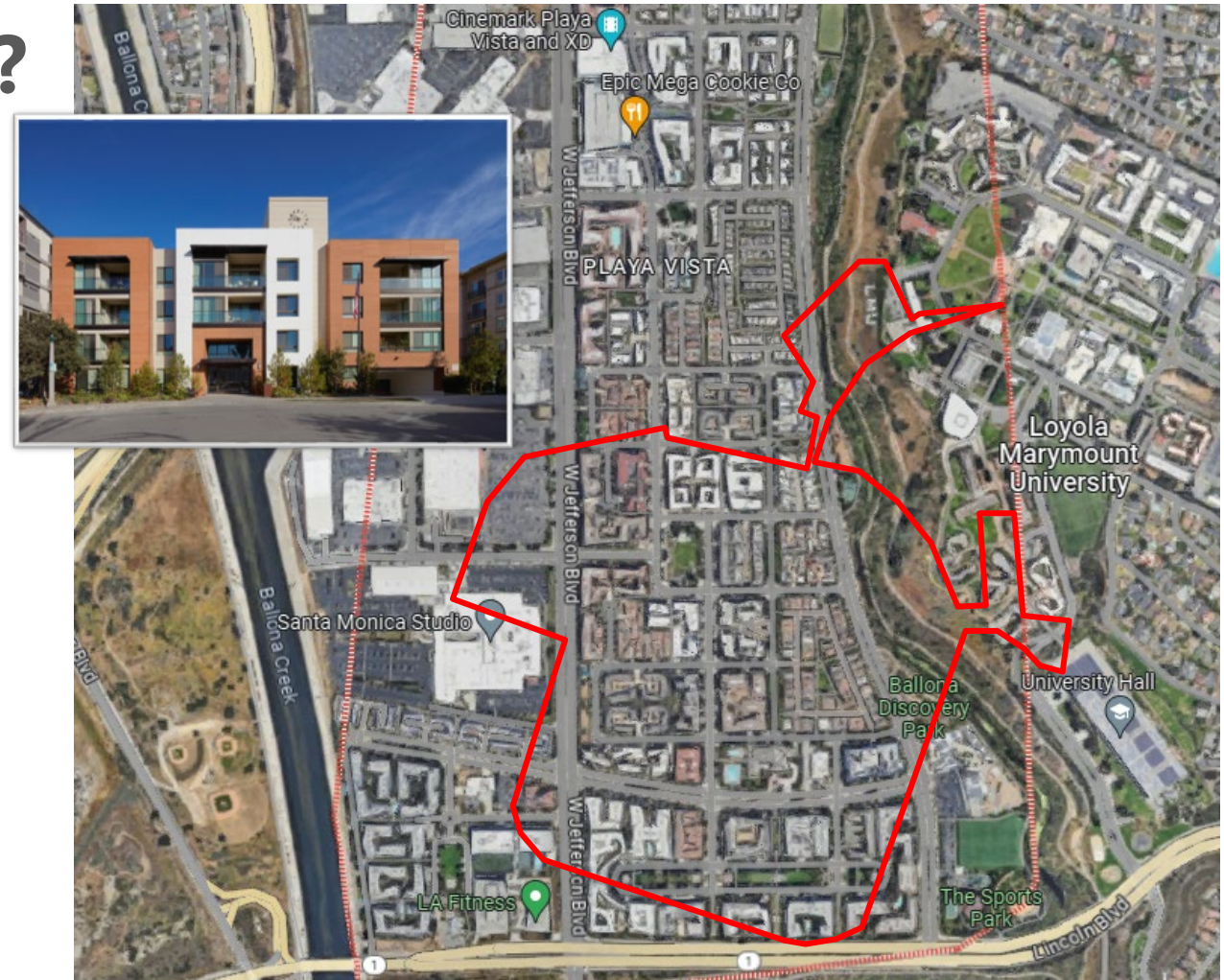
Variety of Product Types

Maximizes Density

~ 4,500 units shown in the boundary

Green Space & Amenities

40-50 units/acre



 FDC Property Boundary

If this were the Irvine Spectrum...

how many homes would fit?

Resident Amenities

Private Green Space & Pools

~ 5,000 units shown in the boundary

50 units/acre



 FDC Property Boundary



Residential Building Types

Small-Lot Single Family Housing

(Detached and Attached)

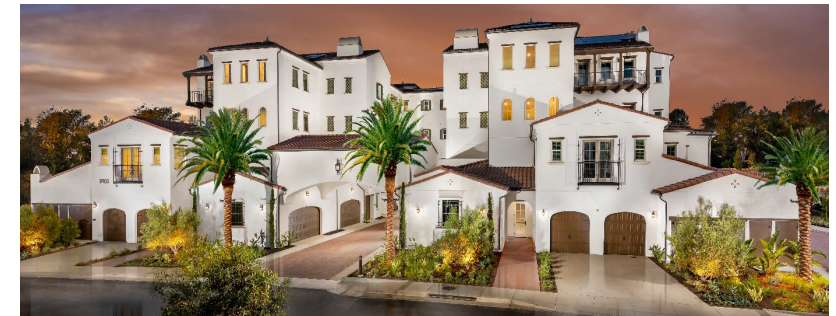
- 10-17 Units per Acre
- 2-3 Stories
- 2-Car Garage
- Condominiums or Fee Simple
- Some Private Open Space



Townhomes

Attached

- 10-24 Units per Acre
- 2-3 Stories
- 1-2-Car Garage
- Condominiums
- Includes Live-Work Housing Type



Courtyard

- 12-26 Units per Acre
- 2-3 Stories
- Parking Tucked-Under the Unit
- Either Condominiums or Multifamily
- Common Open Space



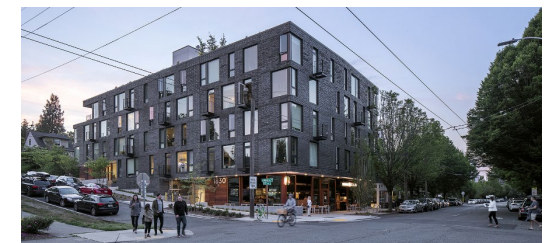
For-Sale Multi-Story Flats

- 30+ Units per Acre
- 4-7 Stories
- Garage or Underground Parking
- Condominiums
- Common Open Space



Multifamily - Various

- 30 -100+ Units per Acre
- 3-7 Stories
- Building can include Ground Floor Retail/Other Uses
- Range of Parking Options – Surface, Above/Below Ground Structure, and/or Combination
- Common Open Space



Affordable Housing Today



Mountain View

Location: Lake Forest

Type: Multi-family, 4 Stories

Total Units: 71 Units

Affordability: 30%, 40%, 50% and 60% AMI*



Orchard View Gardens

Location: Buena Park

Type: Senior, 3 Stories

Total Units: 66 Units

Affordability: 30%, 45%, 50%, and 60% AMI*



Legacy Square

Location: Santa Ana

Type: Mixed-Use, 5 Stories

Total Units: 93 Units

Affordability: 25%, 30%, 50% and 60% AMI*

*AMI = Area Median Income



Economic / Market Considerations

Specific Plan Economic Tasks

- Market Demand
- Financial Feasibility Analysis
 - Different with State Ownership
 - Developers have Experience
- Funding and Financing Sources
- Current Market Conditions



Financing of Affordable Housing

- Financing affordable housing is an art
 - Low-Income Housing Tax Credits
 - Conventional bank financing
 - A variety of other sources
- Example: The Orion in Orange, CA
 - 164 low-income units
 - 1 & 2 bedroom units
 - Average 600 sq. ft.
 - \$57.7 million



Source: *AOArchitects.com*



Financing of Affordable Housing

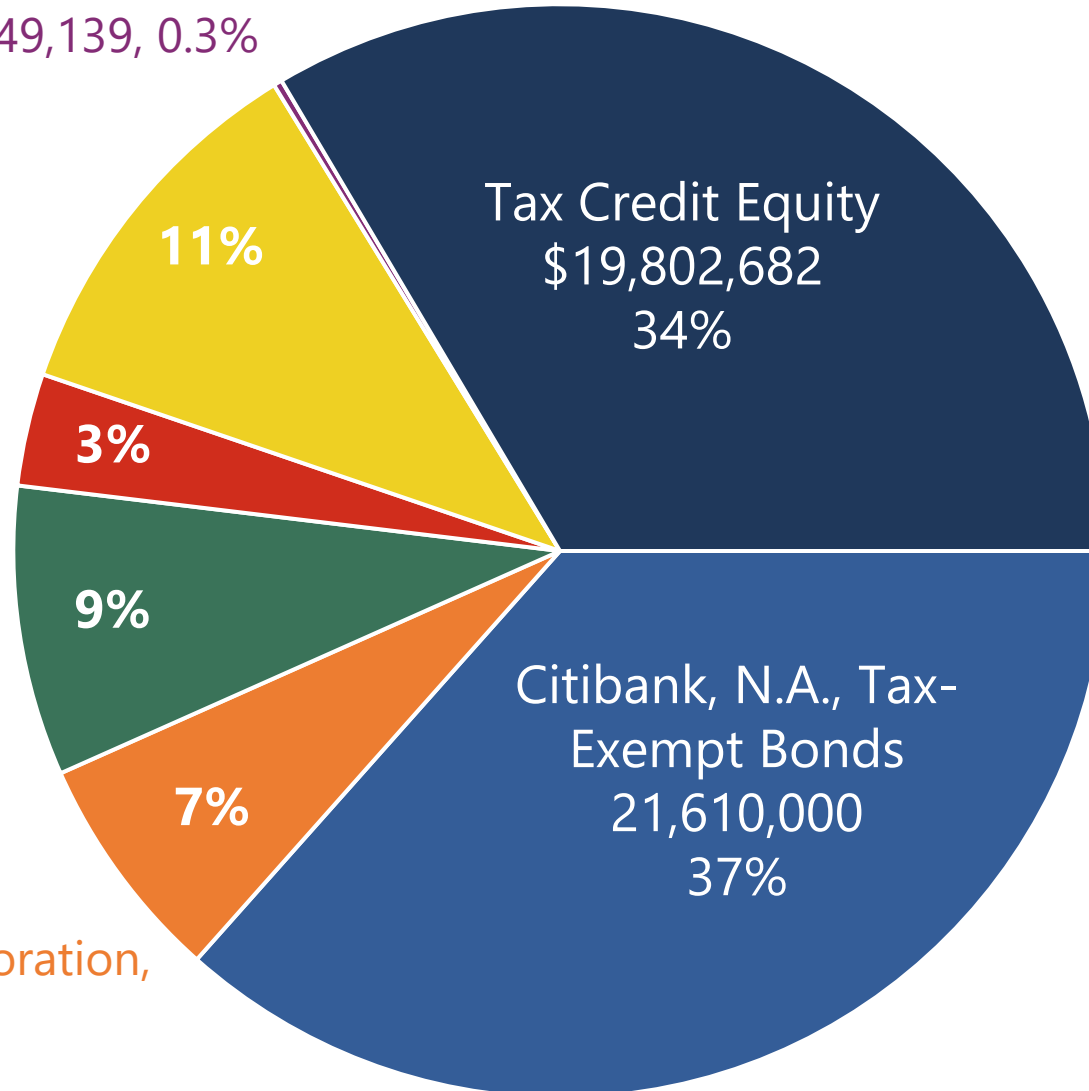
WNC Solar Tax Credits \$149,139, 0.3%

Safehold, Inc., Other Financing \$6,500,000

Net Operating Income During Construction \$1,965,400

USA Multifamily Development, Inc., Deferred Developer Fee \$5,070,331

Riverside Charitable Corporation, Loan, \$4,000,000



The Orion City of Orange



Who is Eligible for the Affordable Housing?

What is an Affordable Housing Payment?

- Not more than 30 percent of gross household income for housing costs:
 - rent or mortgage payments,
 - utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and
 - property taxes, insurance, and CFD/HOA on owner-occupied housing.

	Homeowners	Renters
Housing Cost > 30%	5,035	12,045
Share of Total HHs	31.8%	48.8%
Housing Cost > 50%	2,335	6,440
Share of Total HHs	14.7%	26.1%



Who is Eligible for the Affordable Housing?

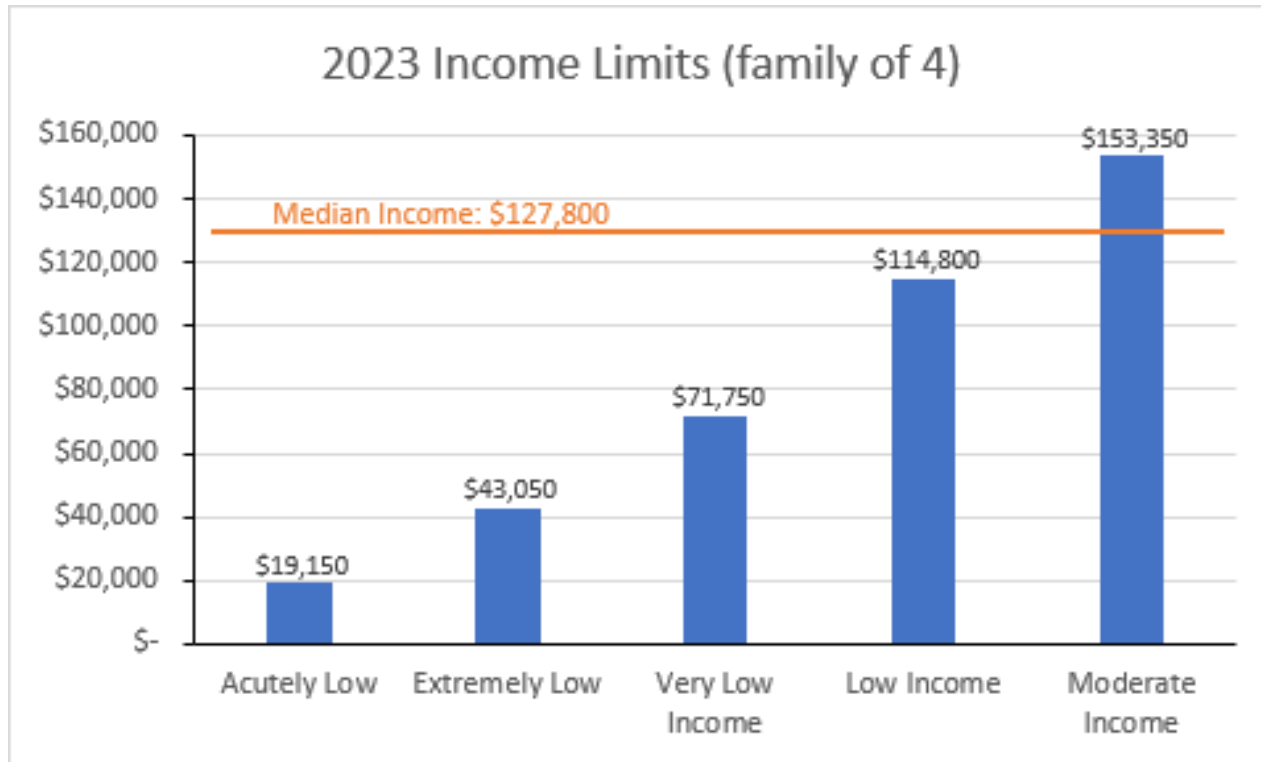


FIGURE 5: LIST OF TOP 25 OCCUPATIONS

- | | |
|-------------------|------------------------|
| ACCOUNTANT | RETAIL/SALES ASSOCIATE |
| ADMINISTRATOR | WAITER/WAITRESS |
| CAREGIVER | CHILDCARE PROVIDER |
| CASHIER | COSMETOLOGIST |
| NURSING | TECHNICIAN |
| DRIVER | PRODUCTION |
| BANKING | CONSTRUCTION |
| CUSTODIAN | ENGINEER |
| CUSTOMER SERVICE | DENTAL ASSISTANT |
| CHEF/COOK | FARMER |
| MEDICAL ASSISTANT | HEALTHCARE PROVIDER |
| MANAGER | SECURITY |
| TEACHER | |



Who is Eligible for the Affordable Housing?

Affordable Housing Payment (Family of 4)

	Maximum Affordable Rent ¹	Maximum Affordable Purchase Price ²
Very Low Income	\$1,521	\$179,013
Low Income	\$2,597	\$309,848
Moderate Income	\$3,561	\$427,006

Notes:

1. Assumes 2023 HCD income limits; 30% gross household income as affordable cost less utilities, based on 2023 Orange County Utility Allowance.
 - a. Utilities include base electric, water, sewer/trash, refrigerator, and stove.
2. Assumes 2023 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 7.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on 2023 Orange County Utility Allowance.
 - a. Utilities include base electric, water, sewer/trash, refrigerator, and stove.

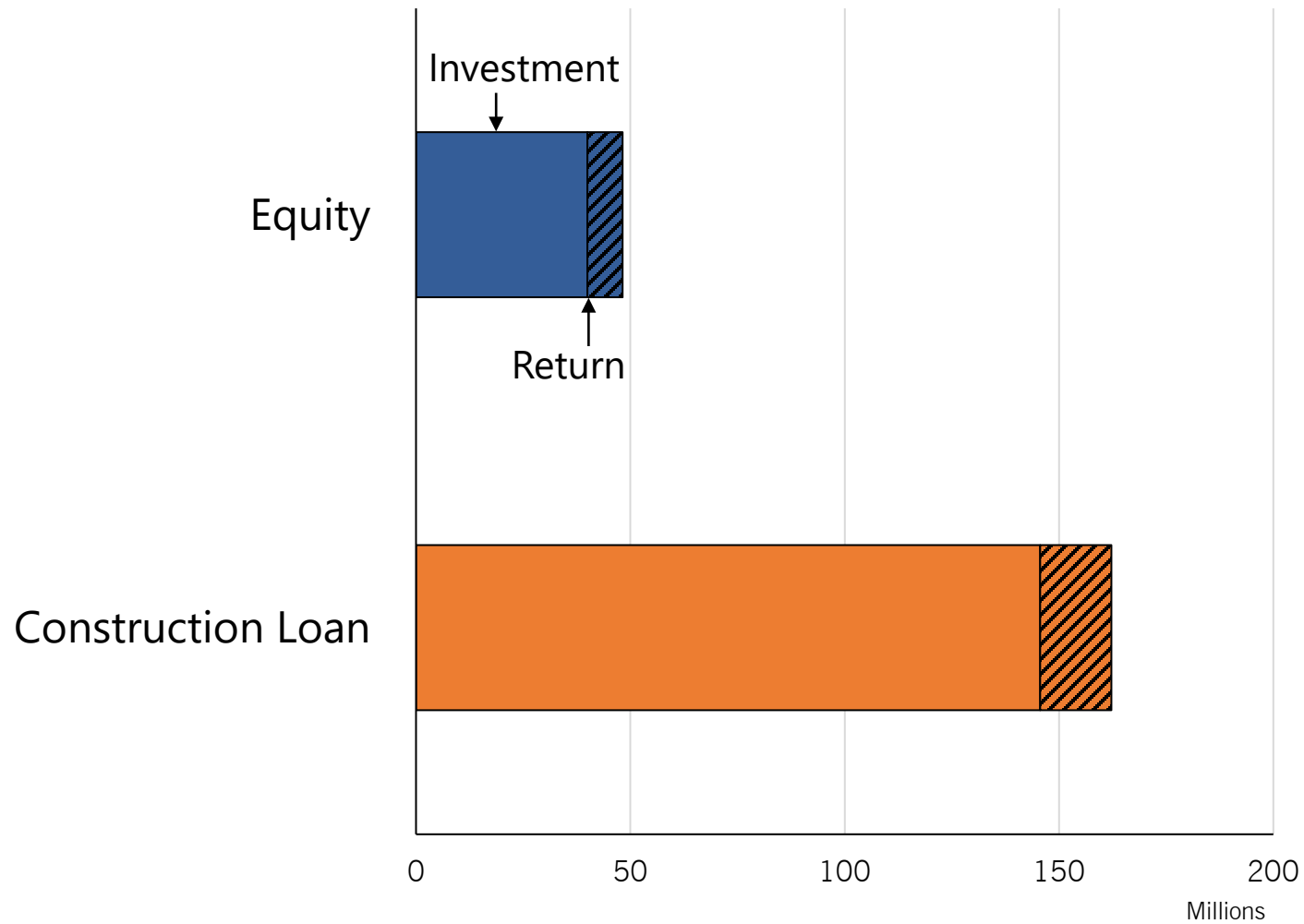


FINANCING OF MARKET RATE HOUSING

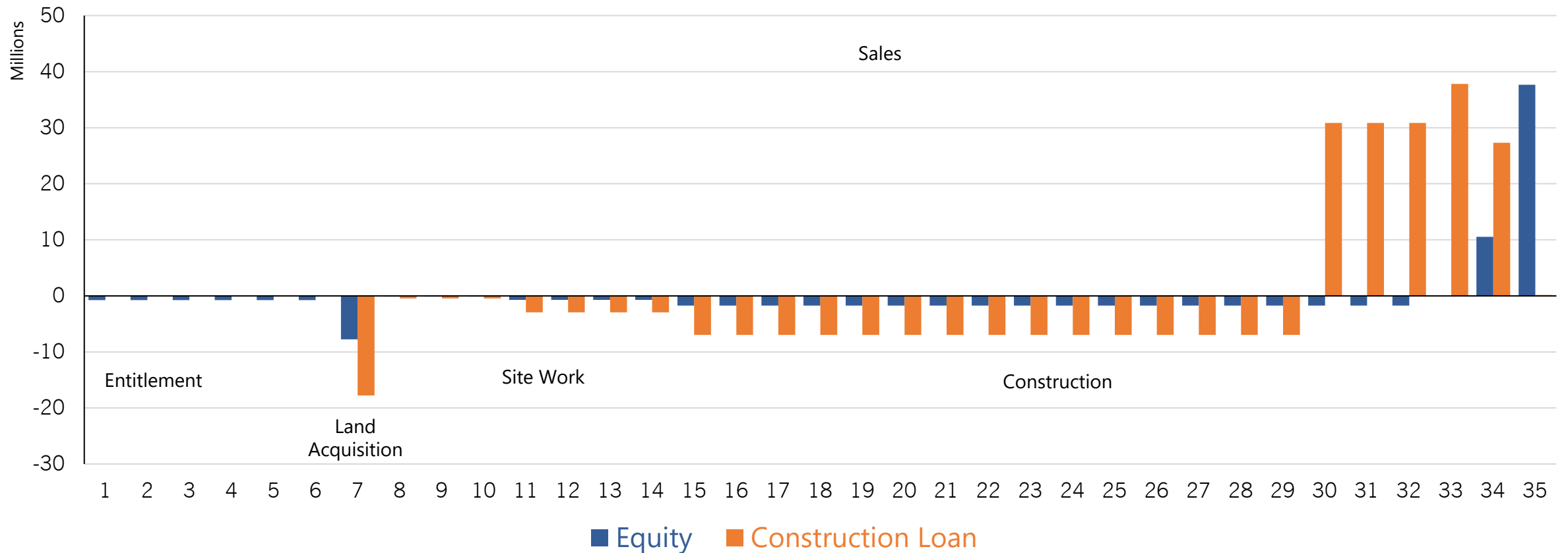
- Construction Loan
- Equity
- Permanent Financing
- Return on Investment



Financing of Market Rate Housing



Financing of Market Rate Housing



Simplified timeline for illustrative purposes.



Master Developer and the Specific Plan

- What is a Master Developer?
- Balancing Trade-offs to Achieve Feasibility
 - To be Studied in Alternatives (next step)
- Implications for Level of Flexibility in Specific Plan



Next Steps

- **Workshop #2 – Anticipated Late January/February 2024**
 - Draft Vision and Guiding Principles for community review
 - Market Study Findings and Additional Existing Conditions Information
 - Input for Land Use Plan Alternatives



On-going website updates – FDCHousingPlan.com



Sign up for notifications at – FDCHousingPlan@costamesaca.gov



Project Deliverables

- Draft/Final Vision and Guiding Principles
- Market Study
- Existing Conditions Story Map
- 3 Land Use Plan Alternatives and Analyses
- Preferred Land Use Plan
- Project Description
- Draft/Final Specific Plan
 - Land Use Plan
 - Mobility Plan
 - Infrastructure Plan
 - Phasing and Financing
- Draft/Final Environmental Impact Report



FAIRVIEW

DEVELOPMENTAL CENTER

▪ SPECIFIC PLAN ▪

Questions?





FAIRVIEW
DEVELOPMENTAL CENTER
▪ **SPECIFIC PLAN** ▪

Thank You

