December 9, 2024

Chair Adam Ereth and Members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA

RE: Support for Affordable Senior Housing Project – Public Hearing #1

Dear Chair Ereth and Members of the Planning Commission,

I write on behalf of the Costa Mesa Affordable Housing Coalition (the Coalition), a grass roots organization that advocates for affordable homes for Costa Mesa's lower-income residents. We enthusiastically support the proposal before you: a 70-unit affordable senior housing project to be built by Jamboree Housing Corporation in the City's Senior Center parking lot. We are especially pleased the project will include 34 units of permanent supportive housing for our City's most vulnerable seniors. The project's mix of low-income and very low-income rental units is exactly what Costa Mesa needs.

According to Costa Mesa's Housing Element (2021-2029), the City has 12,138 seniors (age 65+) and 41% of them are renters. Even more striking, nearly 40% of Costa Mesa's seniors are very low-income or extremely low-income, and another 22% are low-income. (H.E. Chap. 2, pp.19-20.) In other words, the vast majority of Costa Mesa seniors—62%—cannot afford to pay market rate rents. Our lower income seniors are in crisis, and the proposed project cannot come soon enough!

The Coalition urges you to adopt the recommendations in the staff report and take all steps needed to move this project forward. Costa Mesa's seniors desperately need this affordable housing.

Respectfully,
Kathy Esfahani
Kathy Esfahani,
Chair of the Costa Mesa Affordable Housing Coalition

From: Devin Valdez
To: PC Public Comments
Subject: SUPPORT Costa Mesa Affordable Senior Housing
Date: Sunday, December 1, 2024 7:30:40 PM

Dear Costa Mesa Planning Commission,

I am writing to express my strong support for the proposed affordable housing development located on a portion of the senior center parking lot. This innovative use of city-owned land will both provide needed housing to local low-income seniors and continue the revitalization of the 19th street corridor.

As the demand for affordable housing continues to grow, particularly for seniors on fixed incomes, this development represents a crucial step in addressing a significant need within our community. The integration of affordable housing for seniors is not only an investment in the well-being of older residents but also a forward-thinking approach to enhancing the social fabric of our city. By providing safe, accessible, and affordable living spaces, we can ensure that our seniors are able to remain in the community they helped build and remain close to services, family, and friends.

The location of this development, adjacent to the senior center, is ideal. It offers easy access to necessary resources, including social services, recreational activities, and public transportation. I believe the proposed 70-unit building will blend seamlessly into the existing neighborhood.
This project will further cement the City's reputation for being innovative, compassionate, and effective on the issues of housing affordability and homelessness.

Thank you for your time and consideration,

Devin Valdez

From: Rona Henry
To: PC Public Comments
Subject: SUPPORT Costa Mesa Affordable Senior Housing
Date: Sunday, December 1, 2024 2:01:33 PM

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Thank you for your time and consideration,
Rona Henry

To: Victor Mendez

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City of Costa Mesa
Development Services
Department

Hello Victor
Thought you'd
find this article
interesting —
Shirlee McDaniels

Please share with
other planners.

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'Nonprofit' doesn't mean 'doing good'

Jonathan Ireland
American Affairs

Whoever came up with the term "nonprofit" was a marketing genius, said Jonathan Ireland. It leads to the assumption that an organization "is trustworthy and the people running it are driven by a charitable agenda." Please. There is a notorious organization in San Francisco called the Tenants and Owners Development Corp., or TODCO, supposedly devoted to "helping poor people afford housing." But in the past 20 years, it has "produced no additional units of affordable housing." In fact, it has spent millions lobbying *against* the construction of affordable units, shaking down actual builders of housing for "donations" to end its obstruction. Tenants at the properties TODCO manages are plagued with vermin, while TODCO's executive pay quadrupled in just over a decade. Another San Francisco–based affordable-housing nonprofit was run by "a woman with a proven history of stealing from government agencies." Sure enough, she was caught again stealing from the government. One nonprofit in Seattle has an unlicensed accountant and a homeless treasurer living in a tent. An "anti-violence" nonprofit in Chicago employed an active gang leader and several felons. Let's call it like it is: Under the guise of the "nonprofit" label, taxpayers' "hard-earned dollars are being effectively stolen from them."

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To- Victor Mendez

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From -

Shirlee McDaniels

JAMBOREE WESTSIDE SENIOR HOUSING PROJECT ON 19TH STREET

THERE HAS BEEN CONSIDERABE PRESSURE TO PROVIDE HOUSING FOR THE UNHOUSED, LOW INCOME AND SENIOR HOUSING. THE CURRENT CITY PLANS ARE TO TRANSFORM MOST OF THE COSTA MESA SENIOR CENTER (CMSC) PARKING SPACE TO BUILD A 4-STORY, 10,00 SQ. FEET, 60 UNIT SUBSIDIZED HOUSING FOR SENIORS AND FORMERLY HOMELESS.

THE EXISITING PARKING SPACE IS NEEDED BY CMSC AS IT PROVIDES VALUABLE SERVICES, CLASSES AND SPECIAL PROGRAMS SERVING THOUSANDS OF SENIORS EACH MONTH NOT TO MENTION HEALTH FAIRS AND COMMUNITY MEETINGS.

EXPRESS YOUR VIEWS AT THE CITY COUNCIL OR CITY PLANNING MEETINGS. IF YOU CAN'T ATTEND, CALL OR CONTACT YOUR COSTA MESA CITY COUNCIL MEMBER(S) TO EXPRESS YOUR OPINION. (SEE CONTACT INFORMATION IN THE ATTACHED SHEET). YOUR OPINION MATTERS. THE CITY DOES NOT ANTICIPATE ANY OPPOSITION, LET ALONE DISCOURAGES IT. IT IS IMPORTANT TO EXPRESS YOUR VIEWS. IT AFFECTS THE FUTURE OF YOUR SENIOR CENTER. HERE ARE SOME POINTS TO CONSIDER.

- THE CITY HAS ALREADY PARTNERED WITH THE DEVELOPER, JAMBOREE HOUSING CORP., TO DEVELOP MUCH OF THE PARKING LOT INTO SENIOR HOUSING BASED ON UNWARRANTED CLAIMS THAT THE PARKING LOT WAS UNDER UTILIZED. IT MAY BE VACANT ON WEEKENDS BUT USE OF THE PARKING SPACES HAS INCREASED OVER TIME AND ESPECIALLY AFTER THE PANDEMIC. THE PARKING LOT DURING WEEKENDS CAN BE USED TO SERVE THE BROADER COMMUNITY: CONCERTS, FARMER'S MARKET, ETC.

- THIS KIND OF PROJECT TO BUILD ABOVE THE PARKING LOT WOULD NEVER BE ALLOWED BY THE CITY OR BY SENIORS WHO GO TO THE SENIOR CENTER IN HUNTINGTON BEACH OR NEWPORT BEACH. CERTAINTLY THEIR PARKING LOT/SPACES ARE NO LESS UNDERUTILIZED THAN COSTA MESA.

- DON'T BE MISLEAD BY THE MARKETING CAMPAIGN BY THE CITY AND THE DEVELOPER, FOR THE SENIOR HOUSING PROJECT WITH ITS SPANISH ARCHITECTURE AND ALL ITS AMENITIES, INCLUDING LIBRARY, GREEN SPACE AND DOG PARK. THE ACTUAL BUILDING WILL BE MORE THAN 10,000 SQ. FEET AS THAT IS ONLY JUST THE LIVING SPACE.

- THE DEVELOPER PROPOSES TO KEEP THE EXISTING PARKING (ROUGHLY 145 PARKING SPACES) WHICH INCLUDES 16 SPACES RESERVED FOR THE HANDICAPPED. THERE IS NO DIAGRAM OF THE SPACE ALLOTTED FOR HANDICAPPED PARKING, LOCATION OF BUILDING POSTS OR HOW SENIORS WILL NAVIGATE THROUGH THIS UNDERGROUND PARKING STRUCTURE.

- TENSIONS WILL BE EXPECTED TO RISE BETWEEN THE SENIORS IN THE HOUSING BUILDING AND THOSE GOING TO THE SENIOR CENTER OVER AVAILABLE PARKING. THERE HAS BEEN NO FORMAL STUDY OF THE PARKING NEEDS OF THE SENIOR CENTER AND PROPOSED

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SENIOR HOUSING MADE ESPECIALLY DURING PEAK HOURS. SENIORS SHOULD NOT HAVE TO PARK ACROSS THE STREET IN THE SMART AND FINAL PARKING LOT.

- THE CMSC WILL NO LONGER HAVE OPEN AIR PARKING. PARKING WILL BE AT THE BOTTOM LEVEL OF THE 4 STORY BUILDING. THE PARKING LAYOUT AND ENTRANCE/ EXITS WILL ALL BE CHANGED. JUST IMAGINE WHEN LEAVING THE CMSC YOU ARE FACED WITH AN AWESOME 4 STORY BUILDING BLOCKING THE NATURAL VIEW OF THE OPEN SKY.

- PARKING SPACE IS A VALUABLE ASSET. SEVERAL YEARS AGO THE CITY OF NEWPORT BEACH BOUGHT A BUILDING ON 32ND AND NEWPORT BLVD AND CONVERTED IT TO PARKING SPACES.

- NO ONE MENTIONED HOW LONG CONSTRUCTION WILL TAKE FROM GROUND BREAKING TO FINAL COMPLETION. THE CMSC WILL HAVE TO BE CLOSED DURING CONSTRUCTION. ITS CLOSURE WILL CAUSE AN UNDUE BURDEN TO VITAL SERVICES PROVIDED AT THE CMSC SUCH AS THE SENIOR LUNCH PROGRAM OR THE FOOD DISTRIBUTION PROGRAM WHICH SERVE SENIORS FROM THE ADJACENT TOWERS, AN EXISTING 270 UNIT SUBSIDIZED HOUSING BUILDING ACROSS THE STREET.

- UNUSUAL DEMANDS TO FIND HOUSING FOR HOMELESS, LOW INCOME AND SENIORS REQUIRES CREATIVE SOLUTIONS. FOR EXAMPLE, UNDER EMINENT DOMAIN THE CITY SHOULD BUY EXISTING MOTELS OR OFFER TO PARTNER WITH THEM UNDER AN EQUITY OWNDERSHIP UNDER A REDEVELOPMENT PROGRAM. THE CITY WOULD UPGRADE THE UNITS AND EVEN CONVERT SOME INTO 2 ROOMS. THE MOTEL OWNERS WOULD STILL OWN THE LAND WITH THE PROVISION THAT THAT IT COULD NOT BE SOLD FOR 40 YEARS. THE PARTNERSHIP AGREEMENT WOULD BE FAR LESS EXPENSIVE THAN THE COST OF A BRAND NEW 60 UNIT HOUSING.

- THE DEVELOPERS AND THE CITY SHOULD EITHER DOWNSIZE THE PROJECT ON 19TH STREET CONSIDERABLY OR IF THE NUMBERS DON'T WORK OUT, CANCEL IT OR BUILD IT WITHIN THE PROPOSED FAIRVIEW DEVELOPMENT PROGRAM.

- THE CITY SHOULDN'T BE SHORTSIGHTED. IT IS MORE THAN SENIORS BEING INCON-VENIENCD WITH THE PARKING ARRAGEMENT AND THE SENIORS COMPLAINING TO THE STAFF AT THE CMSC. IF THE CITY PROCEEDS WITH THE SENIOR HOUSING ON THE CMSC PARKING LOT, IT WILL COME WITH UNINTENDED RISKS AND CONSEQUENCES. TAKING MUCH OF THE SPACE OF THE SENIOR CENTER OVER TIME WILL RESULT IN THE CMSC ON 19TH STREET TO BECOME VERY UNAPPEALING DUE TO LIMITED PARKING SPACE. THERE WILL EVENTUALLY THERE WILL BE A DEMAND FOR ANOTHER SENIOR CENTER.

- AVOID THE POTENTIAL COST AND RISK OF HAVING TO BUILD ANOTHER SENIOR CENTER, IN THE FUTURE. ACTUALLY, THE CITY COUNCIL MEMBERS AND PLANNER SHOULD PLAN NOW TO HAVE A SENIOR CENTER WITHIN THE FAIRVIEW DEVELOPMENT PROJECT. ANOTHER SENIOR CENTER WOULD BE VERY APPEALING TO SENIORS LIVING IN THAT AREA OF COSTA MESA.

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