



CITY OF TUSTIN

2015-2020 Five Year Consolidated Plan
2015-2016 Annual Action Plan

City of Tustin
Community Development Department
300 Centennial Way
Tustin, CA 92780

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of Tustin's Consolidated Plan is to achieve three basic goals for its citizens:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

Housing Priorities

Tustin's 5-year housing priorities include:

- Preservation of 100 affordable units at risk of conversion;
- Rehabilitation of existing housing stock through the Single and Multi-Family Home Rehabilitation Program;
- Multi-Family Rental New Construction/ Acquisition and Rehabilitation;
- First-Time Homebuyer and/or Foreclosure Negotiated Purchase;
- Homeless assistance and Supportive Services;
- Tustin Legacy Ownership Multi-Family New Construction housing;
- Tustin Legacy Rental New Construction housing;
- Administrative support for implementation of the CHAS.

Non-Housing Community Development Priorities

Tustin's non-housing community development priorities are geared toward creating recreational opportunities for youth; developing Neighborhood Facilities to service youth and adults; and, child care facilities/services. The City will improve the various types of infrastructure in the CDBG target area which was constructed more than 30 years ago.

Through the City's full service senior center, services will be enhanced to encourage full participation in the center's programs which may require additional services. Crime prevention activities will be targeted in order to create a safe, healthy living environment. There will be a continuing focus on code enforcement and planning activities for low/mod areas of the City.

Anti-Poverty Strategy

The City has identified several goals, policies and programs designed to provide adequate, safe and affordable housing for all segments of the population. Some of these goals will ensure that housing is

affordable to all segments of the City's population. Accordingly, the City will provide for new affordable housing opportunities; work to preserve affordable housing units in the City; promote the availability of affordable housing for large, low- income families; promote, assist, and facilitate the development of emergency and transitional housing; and, promote equal opportunity housing programs.

Housing and Community Development Resources

Tustin will target its Federal, State and local housing resources for households at the very low, low and moderate-income levels. CDBG funds will be targeted to address the City's non-housing community development needs such as services to youth and seniors.

Coordination of Strategic Plan

The City of Tustin will strive to enhance coordination between the City and public and assisted housing providers and private and governmental health, mental health, and service agencies by developing productive working relationships with such agencies by soliciting input through the public participation process.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Within the City of Tustin's 2015-2020 Consolidated Plan are sections addressing the following: a Needs Assessment which includes a discussion of housing problems, disproportionately greater need, homelessness, special needs groups, and other non-housing Community Development related needs; a Housing Market Analysis describing trends in Tustin's housing market including the cost and condition of housing units, homeless and special needs facilities, barriers to affordable housing, and a job market analysis; a Strategic Plan which outlines the City's priority needs and goals for the five-year planning period; and, included within the Consolidated Plan is the Action Plan for the 2015-16 Program Year outlining proposed allocations for CDBG funding, and one-year goals and accomplishments which are intended to be met.

3. Evaluation of past performance

An evaluation of past performance in looking at the City of Tustin's 2010-2015 Consolidated Plan cycle demonstrates that the City has met or exceeded a majority of its goals for the planning period. Many similar goals are intended to continue to be supported during the 2015-2020 Consolidated Plan cycle.

4. Summary of citizen participation process and consultation process

In preparing its Consolidated Plan, the City of Tustin contacted over 80 agencies, groups, organizations that provide housing and supportive housing services to residents within the City and in Orange County. Significant aspects of the development process included consultations and cooperation between these groups in order to provide the most current information available.

Notification of the first citizen participation meeting was published in the Tustin News on February 5, 2015.

The public participation meeting for the City's Consolidated Plan was held on February 17, 2015 at 7:00 p.m. at the City Council Chambers located at 300 Centennial Way.

The formal public comment period on the complete draft Consolidated Plan commenced on February 19, 2015 and closed on April 17, 2015. Two publications of the availability of the Draft Consolidated Plan was published on February 19, and March 19, 2015, in the Tustin News. Additionally, notification of the public comment period was sent directly to 82 agencies and organizations as listed in the attached documentation.

At the close of the formal public comment period, staff presented the final Consolidated Plan document to the Tustin City Council on April 21, 2015 for their approval and direction to submit the document to HUD.

Veteran's Service Dept.
4220 Lemon Street
Riverside, CA 92501

Dayle McIntosh Center
13272 Garden Grove
Garden Grove, CA 92843

Orange Coast Interfaith Shelter
1963 Wallace Street, Apt. A
Costa Mesa, CA 92627

YMCA Community Counseling
Services
1633 E. 4th Street, Suite 184
Santa Ana, CA 92705

Assistance League of Tustin
P.O. Box 86
Tustin, CA 92780

Families First
12012 Magnolia Street
Garden Grove, CA 92641-3346

Tustin Area Historical Society &
Museum
395 El Camino Real
Tustin, CA 92780

Danielle Haramio
Legal Aid Society of Orange County
2101 N. Tustin Avenue
Santa Ana, CA 92705

Community Services Program
1821 E. Dyer Road, Suite 200
Santa Ana, CA 92705

Probation Community Action Assoc.
1111 N. Main Street, #176
Santa Ana, CA 92701

Mardan Center of Educational
Therapy
1 Osborn
Irvine, CA 92604

Susan Alexander
New Horizons
13821 Newport Avenue
Tustin, CA 92780

Helen Anderson
Hunger Coalitions
14452 Wildeve Lane
Tustin, CA 92780

Allen Baldwin
OC Community Housing Corp.
1833 E. 17th Street, Suite 207
Santa Ana, CA 92701

Joan Basile
Mary's Shelter
P.O. Box 10433
Santa Ana, CA 92711

Barbara Benson
Tustin Area Council for Fine Arts
P.O. Box 145
Tustin, CA 92781

Doug Bistry
O.C. Affordable Housing
23861 El Toro Road, Suite 207
Lake Forest, CA 92640-4733

Helen Brown
Civic Center Barrio
980 W. 17th Street, Suite E
Santa Ana, CA 92706

Debbie Clinton
Learning for Life
1211 East Dyer Road
Santa Ana, CA 92705

Jerry Caminiti
Disability Awareness Coalition
3773 University Drive, #118
Irvine, CA 92612

Patrick Carroll
Life Share
11421 Garden Grove Boulevard
Garden Grove, CA 92643

Shirley Cohen
Feedback Foundation, Inc.
1200 N. Knollwood Circle
Anaheim, CA 92801

Donna Core
Meals on Wheels
1001 N. Tustin
Santa Ana, CA 92707

Julie Damon
The Seed Institute
27 Lemon Grove
Irvine, CA 92618

Megan Hartman
Big Brothers & Big Sisters of OC
14131 Yorba Street
Tustin, CA 92780

John Drew
Family Solutions
203 N. Golden Circle Drive, #101
Santa Ana, CA 92705

Jennifer Feldstein
Women Helping Women
425 E. 18th Street #14
Costa Mesa, CA 92627-3161

John Von Glahn
Family Service Association
18001 Cowan, # c-d
Irvine, CA 92714-6801

Melinda Guinaldo
Assessment & Treatment Services
Center
1981 Orchard Road
Newport Beach, CA 92660

Suzanne Guthrie
Four H Clubs of Orange County
1045 Arlington drive
Costa Mesa, CA 92626

Agencies Contacted Pt. 1

Mary Hadley
Info Line Orange County
2081 Business Center Drive, suite
130
Irvine, CA 92715

Larry Haynes
Mercy House Transitional Living
Ctr.
P.O. Box 1905
Santa Ana, CA 92702

Colin Henderson
Friendship Shelter, Inc.
P.O. Box 4252
Laguna Beach, CA 92652

Elmer Hothus
Christian Temporary Housing
Facility
2560 North Santiago Blvd.
Orange, CA 92867

Warren Johnson
Salvation Army
10200 Pioneer Road
Tustin, CA 92780

Judy Johnson
ESA/Corporate Office
23861 El Toro Road, Suite 207
Lake Forest, CA 92640-4733

Becky Johnson
Alliance for the Mentally Ill
621 S. "B" Street, Suite B
Tustin, CA 92780

Elizabeth Jones
C.O.P.E.S.
2025 N. Broadway
Santa Ana, CA 92706

Carol Burby Garrett
Tustin Public School Foundation
150 El Camino Real, Suite 140
Tustin, CA 92780

Susan Knopick
Children's Bureau of So. Calif.
50 S. Anaheim Boulevard
Ananheim, CA 92805

Robyn Class
Orange Children & Parents Together
3550 E. Chapman Avenue
Orange, CA 92869

Doris La Magna
The Villa Center, Inc.
910 North French
Santa Ana, CA 92701

Lila Lieberthal
Jamboree Housing Corp.
2081 Business Center Drive
Irvine, CA 92714

Elaine Lintner
Orange County SPCA
9582 Hamilton Ave. #164
Huntington Beach, CA 92646

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Tustin Chamber of Commerce
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Tustin, CA 92780

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Legal Aid of Orange County
2101 N. Tustin Avenue
Santa Ana, CA 92705

Wendy Marohnic
Human Options Second Step
P.O. Box 9445
South Laguna, CA 92677

Brenda Martin
Laurel House
13722 Fairmont Way
Tustin, CA 92780

Rowana McCoy
Easter Seal Society, Inc.
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Santa Ana, CA 92705

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Legal Aid Society of Orange County
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Santa Ana, CA 92705

Pamela McGovern
Council on Aging Orange County
1971 E. 4th Street, Suite 200
Santa Ana, CA 92705-3917

Jim Miller
Shelter for the Homeless
15161 Jackson Street
Midway City, CA 92655-1432

Pat Digre
Lutheran Social Services of Southern
Calif.
2560 North Santiago Blvd.
Orange, CA 92867

Beverly Nestande
Olive Crest Homes
2130 E. Fourth Street, Suite 200
Santa Ana, CA 92705

Gary Oustad
Boys & Girls Club of Tustin
580 W. Sixth Street
Tustin, CA 92780

David Levy
Fair Housing Council of Orange
County
201 S. Broadway
Santa Ana, CA 92701

Barbara Resnick
Western Dev. for Affordable
Housing
112 E. Chapman Avenue
Orange, CA 92867

Joyce Riley
Learning Disabilities of Souther
Calif.
P.O. Box 25772
Santa Ana, CA 92799

Jon Schlemmer
St. Vincent de Paul Center for
Reconciliation
2525 N. Grand Avenue, #N
Santa Ana, CA 92703

Orange County Homeless Issues
Task Force
1833 E. 17th Street
Santa Ana, CA 92705-8629

Agencies Contacted Pt. 2

Mary Atkinson Smith
The Blind Children's Learning
Center
18542-B Vanderlip Avenue
Santa Ana, CA 92705

Susan Stokes
Turning Point Center for Families
2101 E. 4th Street, #150-B
Santa Ana, CA 92705-3814

Donald Taylor
Veteran Charities of Orange County
201 S. Sullivan Street
Santa Ana, CA 92704

Sister Marie Therese
Lestonnac Free Clinic
1215 E. Chapman Avenue
Orange, CA 92869

Lynne Tsuda
Central Orange County YWCA
146 North Grand Street
Orange, CA 92866

Jean Wegener
Serving People in Need
151 Kalmus Drive, Suite H-2
Costa Mesa, CA 92626

Clyde Weinman
Irvine Temporary Housing
6427 Oak Canyon
Irvine, CA 92620

Karen Weisenberger
Consumer Credit Counseling Service
P.O. Box 11330
Santa Ana, CA 92711

Tim Wells
Episcopal Service Alliance
1872 Drew Way
Orange, CA 92869

Justin Rice
Orange County Council
1211 East Dyer Road
Santa Ana, CA 92705

Thomas Whaling
Shelter for the Homeless
24621 Ridgewood Circle
Lake Forest, CA 92630

Kimberlee White
The Eli Home, Inc.
3128 E. Chapman Avenue
Orange, CA 92869

Carol Anne Williams
Interval House
P.O. Box 3356
Seal Beach, CA 90740

Bob Winandy
Pilgrimage Family Therapy
23201 Mill Creak Road, Suite 220
Laguna Hills, CA 92653

WATTS Up America
Attn: Jim Oberst
1870 Ximeno Avenue, Suite 156
Long Beach, CA 90815

Annie Buchholz
Special Olympics
2080 Suite B North Tustin Avenue
Santa Ana, CA 92705

Irene Rausch
Human Options
P.O. Box 53745
Irvine, CA 92612

Anna Rubin
Families Forward
9221 Irvine Blvd.
Irvine, CA 92618

Paul Irby
Tustin Community Foundation
P.O. Box 362
Tustin, CA 92781-0362

Teresa Fowler
Camp Fire USA
1505 E. 17th Street #225
Santa Ana, CA 92705

Cassandra Novak
Goodwill of Orange County
12822 Garden Grove Blvd., Suite A
Garden Grove, CA 92843

Marc Marger
AIDS Services Foundation
17982 Sky Park Circle, Suite J
Irvine, CA 92614

Agencies Contacted Pt. 3

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Orange)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the **Tustin News**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 24, 1928, Case No. A-601 in and for the City of Tustin, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

March 19, 2015

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: **March 19, 2015**



Signature

**The Tustin News
625 N. Grand Ave.
Santa Ana, CA 92701
(714) 796-2209**

PROOF OF PUBLICATION

Proof of Publication of _____

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Notice
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**OFFICIAL NOTICE
CITY OF TUSTIN**

The City of Tustin is in the process of preparing/finalizing its five-year Consolidated Plan (2015-2020) which includes the one-year Action Plan for participation in the Community Development Block Grant (CDBG) program.

2015-2020 Consolidated Plan and 2015-2016 Action Plan

To receive CDBG program funds, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to prepare a "Consolidated Plan," a five-year planning document intended to identify a community's overall need for affordable and supportive housing, community development programs, social services, and economic opportunities for low- and moderate-income persons. The Consolidated Plan also outlines a five-year strategy to meet those needs and identifies resources and programs that would address them.

The One-year Action Plan, a section of the Consolidated Plan, serves as the City of Tustin's application to HUD for CDBG funding. The City must submit an Action Plan annually for each of the five years covered by the Consolidated Plan. The purpose of the Action Plan is to detail exactly how the City will spend its annual allocation of funds to meet community needs identified in the Consolidated Plan.

The Draft 2015-2020 Consolidated Plan, 2015-16 and One-year Action Plan will be available for public review and comment for thirty (30) days beginning March 19, 2015, and ending April 17, 2015. Copies are available at the Community Development Department, City of Tustin, 300 Centennial Way, Tustin, California 92780. The Final 2015-2020 Consolidated Plan and 2015-16 Action Plan will be submitted to HUD by May 16, 2015. The 2015-16 Program Year for the CDBG program will begin July 1, 2015.

Written comments pertaining to the Draft 2015-2020 Consolidated Plan and 2015-2016 Action Plan, must be submitted by April 17, 2015, at 5:00 p.m. and directed to: Adrienne DiLeva-Johnson, City of Tustin, 300 Centennial Way, Tustin, California 92780. Information concerning the Draft Consolidated Plan and the One-year Action Plan should be directed to Adrienne DiLeva-Johnson with the Community Development Department at (714) 579-5138.

Jeffrey C. Parker, City Clerk
Publish: Tustin News - March 19, 2015/ 10029811

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COMMUNITY DEVELOPMENT DEPT

Comment Period #2

5. Summary of public comments

No public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable at this time.

7. Summary

The overall goal of the community development and planning programs covered by the Consolidated Plan is to develop a viable urban community by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

The Federal government requires that local jurisdictions prepare this document and state within its plan that the jurisdiction will pursue this goal for all of its community development and planning programs, including housing programs.

The Consolidated Plan serves the following functions:

1. A planning document for the City of Tustin, which builds on a participatory process at the lowest levels.
2. An application for federal funds under HUD's formula grant programs.
3. A strategy to be followed in carrying out HUD programs.
4. An action plan that provides a basis for assessing performance.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TUSTIN	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Tustin is the “Lead Agency” or entity responsible for overseeing the development of the Plan. The Community Development Department is responsible for the day-to-day administration of programs developed to meet the City’s goals.

Consolidated Plan Public Contact Information

To comment on Tustin’s Consolidated Plan, please contact:

Adrienne DiLeva-Johnson

Community Development Department

City of Tustin

300 Centennial Way

Tustin, CA 92780

(714) 573-3138

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

HUD requires that each jurisdiction encourage its citizens to participate in the development of the Consolidated Plan and subsequent Action Plan. To ensure that this opportunity is provided, the City of Tustin adopted its Citizen Participation Plan in 1995 and revised it in January of 2003. In April 2007, the City Council amended the City's Citizen Participation Plan to shift Citizen Participation Committee duties to the Tustin Community Foundation. Foundation board members were charged with the task to review public service project funding applications and to develop a three-year funding recommendation for the City Council. The Tustin Community Foundation represents a broad cross section of City of Tustin residents and has the ability to leverage CDBG funds with private funds to bolster the effectiveness of public service projects.

The Citizen Participation Plan set forth policies and procedures for citizen interaction in planning, implementation, and assessment of the City of Tustin Consolidated Plan/Action Plan. The objectives of the Citizen Participation Plan are:

1. To encourage citizens, particularly residents of low- and moderate-income living in areas eligible for the use of program funds, including minorities, non-English speaking persons, and persons with mobility, visual, or hearing impairments, to participate in the development of the Consolidated Plan/Action Plan.
2. To assure that citizens are furnished with appropriate information about the Consolidated Plan and its various component programs.
3. The City started the Citizen Participation process by publishing a Notice of Funding Availability (NOFA) in the local newspaper seeking Request for Funding Applications for the 2014-15, 2015-16 and 2017-18 CDBG Program Years. In addition, the City also sent the NOFA to 80 nonprofit organizations. The City received 11 applications requesting \$754,274 in funding (FY 2014-15 \$247,280; FY 2015-16 \$251,423; FY 2016-17 \$255,571).

The 2015-16 Action Plan covers programs and projects to be undertaken during the respective year. To develop the City's 2015-16 Action Plan, two public hearings were conducted. The first public hearing was held by the City Council on February 17, 2015. The purpose of the first hearing was to evaluate the performance of the approved public service activities for continuation of funding in Year 2.

A second public hearing was held on April 21, 2015 by the City Council. The purpose of the second hearing was for the City Council to review the Draft Action Plan, including public service and nonpublic service activities, and approve a funding allocation for submission to HUD.

All notices for the above hearings were published in the local newspaper at least 10 days prior to the hearing date and notices were posted at City Hall and at the library. All citizens were encouraged to participate, and those who required special accommodation were accounted for.

The City also, as required by HUD, published a notice of the availability of a draft Consolidated Plan and Action Plan, for public review. The thirty (30) day public review and comment period began on February 19, 2015, and ended on March 21, 2015. To allow further notification to an interest list of non-profits and other public services agencies, a second public comment period was opened on March 19, 2015, through April 17, 2015. No comments were received from this public review.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Tustin does not own or operate any public housing; however, the City will continue to support and encourage efforts of the Orange County Housing Authority to coordinate private housing resources and social service agencies programs. In addition, the City of Tustin recently sold two city-owned fourplexes to the Orange County Rescue Mission which will provide 32 homeless veterans with housing at the site. The Orange County Rescue Mission Village of Hope will additionally be providing 67 new transitional housing units.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

To address the regional needs of homeless individuals and families, the City of Tustin participates in the Continuum of Care (CoC) program sponsored through the County of Orange. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing. An important element of meeting this objective is to fund projects that will meet the Department's goal of ending chronic homelessness.

Since the year 2000, the County of Orange has coordinated an Associated Application for homeless assistance on behalf of all jurisdictions and agencies in the County of Orange who wished to participate. The County of Orange/Housing and Community Services Department (HCS) is responsible for oversight, planning and coordination of the Continuum of Care Strategy, application process, and project evaluation and prioritization.

A Continuum of Care system is developed through a community-wide process involving nonprofit organizations, government agencies, other homeless providers, housing developers, services providers, private foundations, neighborhood groups, and homeless or formerly homeless persons.

The Orange County Continuum of Care (CoC) system consists of five basic components:

1. Advocacy on behalf of those who are homeless or at-risk of becoming homeless and to ensure social justice is maintained for all residents regardless of socio-economic status;

2. A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless;
3. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing finders;
4. Transitional housing with appropriate supportive services to help those homeless individuals and families who are not prepared to make the transition to permanent housing and independent living; and
5. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.

In addition to the City's participation in the County of Orange Continuum of Care, significant accomplishments which will be made during the 2015-2020 Plan cycle include that the City of Tustin recently sold two city-owned fourplexes to the Orange County Rescue Mission which will provide 32 homeless veterans with housing at the site. Each fourplex has two (2) three bedroom units, one (1) two bedroom unit, and one (1) one bedroom unit. After renovations are made to the units by the Orange County Rescue Mission, they will be made available for housing homeless veterans. The Orange County Rescue Mission Village of Hope will additionally be providing 67 new transitional housing units.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As seen above, the City of Tustin participates in the County of Orange's Continuum of Care Program; however, does not utilize ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange County Housing Authority provides affordable housing assistance to Tustin's residents. They were consulted to provide housing data and information for Tustin's report.
2	Agency/Group/Organization	Orange County Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Tustin closely coordinates its homeless services efforts with the Orange County Continuum of Care. This organization provided data which contributed to the report.
3	Agency/Group/Organization	ORANGE COUNTY HEALTH CARE AGENCY
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	OCHCA provides services to the special needs community of Tustin. This agency was consulted to provide information and data on the special needs population within the region and City.
4	Agency/Group/Organization	Southern CA Council of Governments (SCAG)
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SCAG provided demographic information which contributed to housing-related sections of the report.
5	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing foundation provided information and statistics contributing to the City's report.
6	Agency/Group/Organization	Orange County Rescue Mission
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange County Resuce Mission provided information regarding the Village of Hope and veteran's housing and services offered.
7	Agency/Group/Organization	City of Tustin Economic Development Division
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Division was consulted regarding Tustin's current housing market and business climate.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The City of Tustin's strategies to address homelessness align with the County of Orange's Continuum of Care program with regard to providing emergency shelter services, outreach, transitional, and permanent supportive housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Not applicable.

Narrative (optional):

As additional information, the City of Tustin provides its Citizen Participation Committee with a package of CDBG materials and conducted a workshop to explain the CDBG process and procedures. The City also provides maps and tables to assist citizens in understanding the CDBG overall goals and objectives. The City, with the help of HUD, posts its Executive Summary on the HUD web page as a tool for interested citizens to understand the type of projects funded by the CDBG program. Information related to the CDBG program is available on the City's Webpage. The City prepares a performance report at the end of the program year utilizing the IDIS program.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In preparing its Consolidated Plan, the City of Tustin contacted over 80 agencies, groups, organizations that provide housing and supportive housing services to residents within the City and in Orange County. Significant aspects of the development process included consultations and cooperation between these groups in order to provide the most current information available.

Notification of the first citizen participation meeting was published in the Tustin News on February 5, 2015.

The public participation meeting for the City's Consolidated Plan was held on February 17, 2015 at 7:00 p.m. at the City Council Chambers located at 300 Centennial Way.

The formal public comment period on the complete draft Consolidated Plan commenced on February 19, 2015 and closed on April 17, 2015. Two publications of the availability of the Draft Consolidated Plan was published on February 19, and March 19, 2015, in the Tustin News. Additionally, notification of the public comment period was sent directly to 82 agencies and organizations as listed in the attached documentation.

At the close of the formal public comment period, staff presented the final Consolidated Plan document to the Tustin City Council on April 21, 2015 for their approval and direction to submit the document to HUD.

At the close of the Consolidated Plan's public comment period, and during each of the required public hearings, there were no comments from citizens provided.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	All Tustin Residents	No responses received.	No comments received.	N/A	
2	Public Hearing	All Tustin Residents	No comments provided at the public hearing.	No comments received.	N/A	
3	Internet Outreach	All Tustin Residents	No responses received.	No comments received.	N/A	www.tustinca.org
4	Direct mailing	Public service agencies, housing, and community organizations	No responses received.	No comments received.	N/A	
5	Public Hearing	All Tustin Residents	No comments received at the public hearing.	No comments received.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan discusses the estimated housing needs for the City of Tustin projected for the five-year period commencing July 1, 2015, and concluding on June 30, 2020. The housing data contained in this Section of the Plan is based on data pre-designated by the U.S. Department of Housing and Urban Development (HUD) within the Plan template on HUD's Integrated Disbursement & Information System (IDIS). The data is from sources such as the 2000 & 2010 Census, 2009-2013 American Community Survey (ACS) data, 2008-2018 Comprehensive Housing Affordability Strategy (CHAS) data. Additionally, data has been extracted from both the City's 2013 Housing Element and Technical Memorandum which has received certification from the State Department of Housing and Community Development (HCD), the 2012 Southern California Association of Governments (SCAG) Regional Housing Needs Assessments (2012 RHNA), and the Comprehensive Affordable Housing Strategy (2008-2018) prepared for the City of Tustin. The discussion also reflects consultation with social service agencies concerning the housing needs of children, elderly persons, persons with disabilities, homeless persons, and other persons served by such agencies and the citizen participation process.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to 2000 Census and 2007-2011 ACS data, the City of Tustin has approximately 75,000 residents which is comprised of approximately 25,000 families. Of these families, approximately 45% are of extremely-low, low, or moderate income and in need of housing assistance. Data also demonstrates that twice as many renters than owners, are likely to experience one or more of the common housing problems. The four common housing problems include: lacking complete kitchen facilities; lacking complete plumbing facilities; more than one person per room; and, a cost burden greater than 30 percent.

A number of factors will influence the degree of demand or "need" for housing in Tustin. The major "needs" categories considered in the Plan include:

- Housing needs resulting from one or more identified housing problems (lacking complete kitchen facilities; lacking complete plumbing facilities; more than one person per room; and, a cost burden greater than 30 percent);
- Housing needs resulting from one or more identified severe housing problems (lacking complete kitchen facilities; lacking complete plumbing facilities; overcrowding (more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms); and, a cost burden greater than 50 percent);
- Housing needs that result when households are paying more than they can afford for housing;
- Housing needs resulting from overcrowding;
- Housing needs resulting from the presence of "special needs groups" such as the elderly, large families, female headed households, households with a disabled person, and the homeless; and
- Housing needs resulting from conversion of the assisted housing stock to market rate.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	67,630	74,625	10%
Households	23,888	24,945	4%
Median Income	\$55,985.00	\$73,231.00	31%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,210	3,205	4,710	2,515	11,305
Small Family Households *	1,080	1,175	1,975	1,210	6,345
Large Family Households *	515	570	875	285	1,240
Household contains at least one person 62-74 years of age	514	595	735	340	1,715
Household contains at least one person age 75 or older	425	405	410	130	485
Households with one or more children 6 years old or younger *	920	870	1,095	475	1,490
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Table Definition

HAMFI - HUD Adjusted Median Family Income

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	95	20	0	125	0	25	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	125	200	70	10	405	0	10	100	4	114
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	415	275	470	145	1,305	0	105	95	25	225
Housing cost burden greater than 50% of income (and none of the above problems)	1,325	995	90	0	2,410	675	350	480	265	1,770
Housing cost burden greater than 30% of income (and none of the above problems)	145	670	1,320	400	2,535	100	100	665	545	1,410

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	155	0	0	0	155	75	0	0	0	75

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Table Definition

AMI - Area Median Income

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,870	1,565	645	155	4,235	675	490	675	290	2,130
Having none of four housing problems	255	740	2,035	1,095	4,125	185	415	1,360	970	2,930
Household has negative income, but none of the other housing problems	155	0	0	0	155	75	0	0	0	75

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	830	935	690	2,455	140	140	515	795
Large Related	390	370	110	870	65	135	275	475
Elderly	355	314	185	854	410	240	245	895
Other	380	560	525	1,465	155	60	230	445
Total need by income	1,955	2,179	1,510	5,644	770	575	1,265	2,610

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

Table Definition

This table describes those families with a cost burden greater than 30% of their average annual income.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	780	445	15	1,240	110	120	235	465
Large Related	330	175	0	505	65	125	90	280
Elderly	265	280	15	560	340	145	70	555
Other	360	270	60	690	155	60	120	335
Total need by income	1,735	1,170	90	2,995	670	450	515	1,635

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

Table Definition

This table describes those families with a cost burden greater than 50% of their average annual income.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	420	340	395	155	1,310	0	85	135	29	249
Multiple, unrelated family households	120	140	115	0	375	0	30	60	0	90
Other, non-family households	0	20	30	0	50	0	0	0	0	0
Total need by income	540	500	540	155	1,735	0	115	195	29	339

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: According to 2010 Census Data Tustin has 17,935 households with children present. Data not available on renter/owner or income status.
 Comments:

Describe the number and type of single person households in need of housing assistance.

Data on "single person" households is unavailable.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Physical and developmental disabilities can hinder access to housing units of traditional design and potentially limit the ability to earn adequate income. According to 2009-2011 ACS data, a total of 2,192 persons in Tustin between 18 and 65 years of age reported a disability. In addition, 1,745 persons over age 65 reported a disability in 2011. Special housing needs of disabled individuals includes wheelchair accessibility, railings, and special construction for interior living spaces. According to data obtained from the Regional Center of Orange County, there are approximately 428 children and adults with developmental disabilities living within the City of Tustin.

Data specific to the City of Tustin is unavailable; however, according to the 2009 Orange County Homeless Census and Survey, the County has approximately 475 individuals who are homeless and have been the victims of domestic violence and would require housing assistance.

What are the most common housing problems?

Housing problems affecting Tustin residents have been identified in Tables 7 and 8 which utilize data obtained from the 2007-2011 CHAS. Housing problems identified in Table 7 include: substandard housing- lacking complete plumbing or kitchen facilities; severely overcrowded with > 1.51 people per room (and complete kitchen and plumbing); overcrowded with 1.01 - 1.5 people per room (and none of the before-mentioned problems); housing cost burden greater than 50% of income (and none of the before-mentioned problems); housing cost burden greater than 30% of income (and none of the before-mentioned problems); and, zero/negative income (and none of the before-mentioned problems).

Further housing problems identified in Table 8 include households with one or more Severe Housing Problems which include lacking a kitchen or complete plumbing, severe overcrowding or a severe cost burden. In addition the table displays the number of households with none of the four housing problems or if the household has a negative income, but none of the other housing problems. Data for each of these housing problems is displayed for both renters and home-owners.

The data further provides that the most common housing problem for renters is having a housing cost burden greater than 30% of their income, and for owners it is having a cost burden of greater than 50% of their income.

Are any populations/household types more affected than others by these problems?

An analysis of Table 7 is as follows: Among the low income population (30% AMI), both renters and owners are more affected by substandard housing lacking complete plumbing or kitchen facilities than other income levels; The low income population of renters and owners are also most impacted by severe overcrowding with > 1.51 people per room (and complete kitchen and plumbing facilities); Moderate income renters (50%-80% AMI) and low income owners (30% AMI) are more affected by overcrowding with 1.01-1.5 people per room (and none of the before-mentioned problems); Very-low income renters (<30% AMI) and moderate income owners experience the greatest housing cost burden greater than 50% of income (and none of the before-mentioned problems); both moderate income renters and owners have the greatest housing cost burden greater than 30% of income (and none of the before-mentioned problems); and, Very-low income renters and owners are most affected by zero/negative income (and none of the before-mentioned problems).

An analysis of Table 8 is as follows: Very-low income renters are the population most affected by having one or more of the four housing problems including lacking a kitchen or complete plumbing, severe

overcrowding, or a severe cost burden. Both very-low and moderate income owners are most affected by having one or more of the same housing problems. Moderate income renters and owners are also most likely to have none of the four housing problems. Very-low income renters and owners are most affected by having a negative income, but none of the other housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to Table 6 which contains data from the 2007-2011 CHAS, a majority of the City of Tustin's families with children are moderate income; however, very low income and low income families with children make up the second and third largest population respectively. While the majority of extremely low income households are currently housed, they are in a precarious position, particularly those overpaying for housing in light of the current housing market, and could face the threat of homelessness. There is no data available specifically for Tustin; however, the Orange County Homeless Count & Survey Report indicates that there are currently 1,022 persons throughout Orange County in transitional housing. Within the City of Tustin, the Orange County Rescue Mission- Village of Hope provides transitional housing services. The Orange County Rescue Mission has indicated that there are approximately 48 families nearing the termination of their assistance. These families may have needs such as affordable housing, child care, or other supportive services for families and children. The City of Tustin provides such services through the Orange County Housing Authority and special programming for youth and children as well as referral services through the Tustin Family Youth Center and Kids Corner Preschool.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

An estimate of the total number of at-risk individuals within the City of Tustin includes the residents of the 100 affordable units within the Tustin Gardens Community. These affordable units have been identified as at-risk for conversion to market-rate, thus creating risk for the residents as well. According to Continuum of Care reports, there is an additional indication that female-headed households may be at-risk for becoming homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Any of the housing problems discussed within this section are contributing factors toward instability and the risk of homelessness. Those factors include: households lacking complete plumbing or kitchen

facilities; overcrowding or severe overcrowding; and/or, having a housing cost burden greater than 30 or even 50 percent of annual income.

Discussion

The City of Tustin recognizes the housing needs of extremely-low, low, and moderate income families who reside in the city. Various goals and priorities are set within this five-year Consolidated Plan to address these needs. Goals within this cycle to address housing needs include: preservation of at-risk units; single & multi-family rehabilitation, multi-family rental new construction / acquisition / rehabilitation; first-time homebuyer assistance; new housing construction; downpayment assistance; homeless housing partnership program; Section 8 rental assistance; and, administrative support for affordable housing. In addition, families who need additional supportive services will be addressed through public services goals such as: senior services; youth centers; child care centers; and, new parks/recreation facilities.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The Consolidated Plan must identify the specific needs of any racial or ethnic group that has a disproportionately greater need, experiencing one or more of the four housing problems, in comparison to others in each specific income category as a whole. The four housing problems include: lacking complete kitchen facilities; lacking complete plumbing facilities; more than one person per room; and, a cost burden greater than 30 percent. A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 provide data on the needs of racial or ethnic groups across very-low, low, moderate and moderate-high income groups. A detailed analysis of each table will be provided in the Discussion section of NA-15.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,265	190	65
White	840	150	40
Black / African American	35	0	0
Asian	260	10	20
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,075	30	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,390	385	0
White	875	260	0
Black / African American	130	0	0
Asian	285	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,065	60	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,260	1,885	0
White	1,405	925	0
Black / African American	110	110	0
Asian	485	240	0
American Indian, Alaska Native	20	15	0
Pacific Islander	15	0	0
Hispanic	1,155	595	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	1,180	0
White	820	590	0
Black / African American	60	65	0
Asian	315	210	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	395	320	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

This discussion will provide an analysis of each of Tables 13 through 16 displaying disproportionately greater needs at the very-low, low, moderate, and middle income levels. The percentage of the jurisdiction as a whole with one or more of four housing problems will be given, along with the racial or ethnic groups affected by a disproportionately greater need.

Table 13: Among the very-low income population (0%-30% AMI), 92 percent of the jurisdiction as a whole has one or more of the four housing problems. Given the high percentage of the jurisdiction with housing problems, there are no individual racial or ethnic groups displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole). Although there is no disproportionately greater need, as information, the Black/African American and American Indian, Alaska Native racial/ethnic groups both have 100 percent of the population with one or more of the four housing problems.

Table 14: Among the low income population (30%-50% AMI), 86 percent of the jurisdiction as a whole has one or more of the four housing problems. The racial or ethnic groups displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) are Black/African Americans and Pacific Islanders both with 100 percent of their populations having one or more of the four housing problems.

Table 15: Among the moderate income population (50%-80% AMI), 63 percent of the jurisdiction as a whole has one or more of the four housing problems. The racial or ethnic group displaying a

disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) is the Pacific Islander group with 100 percent of their population displaying one or more of the four housing problems.

Table 16: The final table provides data on the 80%-100% AMI population. Within this jurisdiction as a whole, 57% of the population has one or more of the four housing problems. There are no racial or ethnic groups with a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The Consolidated Plan must also identify the specific needs of any racial or ethnic group that has a disproportionately greater need, experiencing one or more of the severe housing problems, in comparison to others in each specific income category as a whole. Severe housing problems include: lacking complete kitchen facilities; lacking complete plumbing facilities; overcrowding (more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms); and, a cost burden greater than 50 percent. A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 17 through 20 provide data on the needs of racial or ethnic groups across very-low, low, moderate and moderate-high income groups. A detailed analysis of each table will be provided in the Discussion section of NA-20.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,015	440	65
White	675	310	40
Black / African American	25	10	0
Asian	220	50	20
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	1,060	45	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,770	1,010	0
White	635	510	0
Black / African American	80	50	0
Asian	190	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	845	280	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,320	3,825	0
White	460	1,870	0
Black / African American	80	140	0
Asian	160	565	0
American Indian, Alaska Native	0	35	0
Pacific Islander	15	0	0
Hispanic	605	1,150	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	445	2,335	0
White	185	1,225	0
Black / African American	0	125	0
Asian	170	355	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	620	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

This discussion will provide an analysis of each of Tables 17 through 20 displaying disproportionately greater needs at the very-low, low, moderate, and moderate-high income levels. The percentage of the City of Tustin as a whole with one or more of four severe housing problems will be given, along with the racial or ethnic groups affected by a disproportionately greater need.

Table 17: Among the very-low income population (0%-30% AMI), 82 percent of the City as a whole has one or more of the four severe housing problems. The racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the City as a whole) is the Hispanic group with 95 percent of their population displaying one or more of the four severe housing problems.

Table 18: Among the low income population (30%-50% AMI), 63 percent of the City as a whole has one or more of the four severe housing problems. The racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the City as a whole) is the Hispanic group with 75 percent of their population possessing one or more of the four severe housing problems.

Table 19: Among the moderate income population (50%-80% AMI), 26 percent of the City as a whole has one or more of the four severe housing problems. The racial or ethnic groups displaying a disproportionately greater need (10 percentage points or higher than the City as a whole) are the Black/African Americans with 36 percent of their population and Pacific Islanders with 100 percent of their population displaying one or more of the severe housing problems.

Table 20: Among the 80%-100% AMI population, 16 percent of the City as a whole has one or more of the four severe housing problems. The racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the City as a whole) is the Asian group with 32 percent of their population displaying one or more of the severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The Consolidated Plan further discusses the concept of disproportionately greater need in this Section with regard to Housing Cost Burden. Table 21 provides data displaying housing cost burdens of the City of Tustin as a whole and across various racial or ethnic categories. As defined by HUD, households with less than 30 percent of a housing cost to income ratio are not considered to have a cost burden. Households that pay between 30 – 50 percent of their income on housing-related costs are considered to be cost-burdened households. Households with a cost to income ratio greater than 50 percent, therefore spending more than 50 percent of their income on housing-related costs, are considered to be a severely cost-burdened household. Those with no/negative income (not computed in Table 21) are the number of households whose income is \$0 or negative due to self-employment, dividends, and net rental income. Assuming that households in this category have housing costs, the cost burden would be 100 percent. Households paying greater than 30 percent of their income on housing-related costs have less income left over for other necessities such as food, clothing, and healthcare. Upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups. A discussion will follow providing an analysis of Table 21 with regard to the racial or ethnic groups displaying a disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,180	6,295	4,535	135
White	7,440	2,945	1,970	40
Black / African American	575	180	130	0
Asian	2,525	1,075	675	20
American Indian, Alaska Native	45	40	0	0
Pacific Islander	15	10	0	0
Hispanic	2,485	1,905	1,700	70

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

This discussion provides an analysis of Table 21. Within the City of Tustin, it can be seen that a majority of the population does not have a housing cost burden with 55 percent of the population paying less than 30 percent of their income on housing-related costs. There are no racial or ethnic groups within this income category with a disproportionately greater need (10 percentage points or higher than the City as a whole). Cost-burdened households paying between 30 – 50% of their income on housing-related costs equate to 26 percent of the population. Of those families considered to be cost-burdened, the White racial/ethnic group has a disproportionately greater need (10 percentage points or more) at 46 percent within the cost-burdened group as a whole. Table 21 further displays that 19 percent of the population is considered to have a severe cost burden paying more than 50 percent of their household income on housing-related costs. Within this category, the racial or ethnic groups with disproportionately greater needs (10 percentage points or more) are Whites who make up 43 percent of this group, and Hispanics who comprise 37 percent of the group. Those with none or negative income, and assumed to have a housing cost burden of 100 percent, make up less than 1 percent of the population as a whole. Of this group, all racial or ethnic groups who have data on the table are considered to have a disproportionately greater need (10 percentage points or more) than the population as a whole since the population is a very small percentage. Those groups are Hispanic which comprises 55 percent, White which makes up 30 percent of the population, and Asian with 20 percent.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

Among the low income population (30%-50% AMI), the racial or ethnic groups displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) are Black/African Americans and Pacific Islanders both with 100 percent of their populations having one or more of the four housing problems.

Among the moderate income population (50%-80% AMI), the racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) is the Pacific Islander group with 100 percent of their population possessing one or more of the four housing problems.

Severe Housing Problems

Among the very-low income population (0%-30% AMI), the racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) is the Hispanic group with 95 percent of their population displaying one or more of the four severe housing problems.

Among the low income population (30%-50% AMI), the racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) is the Hispanic group with 75 percent of their population possessing one or more of the four severe housing problems.

Among the moderate income population (50%-80% AMI), the racial or ethnic groups displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) are the Black/African Americans with 36 percent of their population and Pacific Islanders with 100 percent of their population displaying one or more of the severe housing problems.

Among the 80%-100% AMI population, the racial or ethnic group displaying a disproportionately greater need (10 percentage points or higher than the jurisdiction as a whole) is the Asian group with 32 percent of their population displaying one or more of the severe housing problems.

Housing Cost Burden

Cost-burdened households paying between 30 – 50% of their income on housing-related costs equate to 26 percent of the population. Of those families considered to be cost-burdened, the White racial/ethnic

group has a disproportionately greater need (10 percentage points or more) at 46 percent within the cost-burdened group as a whole.

Data shows that 19 percent of the population is considered to have a severe cost burden paying more than 50 percent of their household income on housing-related costs. Within this category, the racial or ethnic groups with disproportionately greater needs (10 percentage points or more) are Whites who make up 43 percent of this group, and Hispanics who comprise 37 percent of the group. Those with none or negative income, and assumed to have a housing cost burden of 100 percent, make up less than 1 percent of the population as a whole. Of this group, all racial or ethnic groups who have data on the table are considered to have a disproportionately greater need (10 percentage points or more) than the population as a whole since the population is a very small percentage. Those groups are Hispanic which comprises 55 percent, White which makes up 30 percent of the population, and Asian with 20 percent.

If they have needs not identified above, what are those needs?

An analysis of the racial or ethnic groups displaying the greatest need with regard to housing problems, severe housing problems, and housing cost burdens are described above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The very-low to moderate income families are most concentrated within the southwest portion of the City of Tustin within the CDBG Low/Mod Census Tract Target Area.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Tustin does not own or operate any public housing projects. However, the City will continue to support and encourage efforts of the Orange County Housing Authority to coordinate between private housing and social service agencies. Currently, there are 342 families receiving Section 8 voucher assistance through the Orange County Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,825	0	10,418	187	207	10

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table Definition

Voucher numbers are reflective of Countywide data.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594
Average length of stay	0	0	0	8	0	8	0	4
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	87	0	5	72	10
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3
# of Disabled Families	0	0	0	2,163	0	2,075	64	14
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,941	0	1,814	34	87	4
Not Hispanic	0	0	0	8,884	0	8,604	153	120	6

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Tustin does not have public housing tenants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Not applicable.

How do these needs compare to the housing needs of the population at large

Not applicable.

Discussion

No further discussion on Public Housing is needed.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Available statistics currently indicate that the City of Tustin does not have a significant population nor subpopulation of homeless persons or homeless families with children. Police reports and windshield surveys within the City indicate there may be approximately ten homeless individuals that currently live in the City. There are no known or established areas where homeless persons congregate, and most persons migrate through Tustin to other areas within Orange County, rather than stay for extended periods of time. The City anticipates that homeless persons or homeless persons with children will be assisted on an as-needed basis by making appropriate referrals to organizations or agencies that provide shelter, food, and other services for homeless persons and homeless families with children.

The City of Tustin does recognize that homelessness is a regional issue which needs to be addressed by all jurisdictions regardless of individual circumstances; therefore, the City of Tustin participates in the Orange County Continuum of Care plan to address homelessness on a regional level. According to the Orange County Homeless Count and Survey Report prepared in July 2013, the County currently has 4,251 homeless with approximately 40% unsheltered and 60% sheltered.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	3	1,536	0	0	0	0
Persons in Households with Only Children	1	13	0	0	0	0
Persons in Households with Only Adults	1,674	1,024	0	0	0	0
Chronically Homeless Individuals	668	129	0	0	0	0
Chronically Homeless Families	1	9	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Veterans	269	177	0	0	0	0
Unaccompanied Child	1	13	0	0	0	0
Persons with HIV	27	62	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
 OC Homeless Count and Survey Report 2013
Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Table 26 provides data gathered from the Orange County Homeless County and Survey Report from 2013. It can be seen from the data that throughout Orange County, that the number of persons in families with both adults and children comprises the highest percentage of the sheltered homeless population at 51%. There were 14 total unaccompanied youth or children who were counted, with 13 of those children or youth being sheltered. Overall, the majority of the homeless population is comprised of households with only adults. Of this population, 62% are unsheltered and 37% are sheltered. Data also demonstrates that a majority of chronic homeless individuals are unsheltered. There were 10 chronically homeless families represented by the data with nine of those families residing in a sheltered environment. Total homeless veterans is 446 with 60% unsheltered and 40% sheltered. Out of the total homeless population approximately 1.5% of this population is a person with HIV/AIDS, and within that population, a majority are sheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,461	857
Black or African American	326	117
Asian	96	31
American Indian or Alaska Native	131	56
Pacific Islander	31	26
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	869	469
Not Hispanic	1,286	1,173

Alternate Data Source Name:

OC Homeless Count and Survey Report 2013

Data Source

Data for sheltered homeless obtained from the Orange County CoC PIT Count 2014. Data for unsheltered homeless

Comments:

obtained from the Orange County Homeless Count and Survey Report 2013.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the 2013 Orange County Housing Count and Survey Report, there were four families countywide, including children, in need of shelter. There were 269 veterans in need of shelter. It can be seen from this data that unsheltered veterans are of greater need than families with children with regard to housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Within Orange County, the highest population of sheltered homeless by race/ethnicity is the White race comprising 35% of the population. The second and third highest populations of sheltered homeless are the non-Hispanic and Hispanic populations comprising 30% and 20% of the population respectively. A similar trend can be seen across Orange County's unsheltered homeless as well with the non-Hispanic, White, and Hispanic populations accounting for the first, second, and third largest percentage of the population at 43%, 31%, and 17% respectively.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the PIT Count conducted throughout Orange County on January 24, 2014, approximately 43% of the homeless population is sheltered while 56% remain unsheltered. Among those unsheltered homeless, 99% of them are households without children. Among the sheltered homeless, the majority are also households without children at 67% of the sheltered homeless population.

Discussion:

The City of Tustin will continue its participation in the County of Orange's Continuum of Care program to provide supportive services and housing to the County's homeless and at-risk of becoming homeless population.

In addition to the City's participation in the County of Orange Continuum of Care, significant accomplishments which will be made during the 2015-2020 Plan cycle include that the City of Tustin recently sold two city-owned fourplexes to the Orange County Rescue Mission which will provide 32 homeless veterans with housing at the site. Each fourplex has two (2) three bedroom units, one (1) two bedroom unit, and one (1) one bedroom unit. After renovations are made to the units by the Orange County Rescue Mission, they will be made available for housing homeless veterans. The Orange County Rescue Mission Village of Hope will additionally be providing 67 new transitional housing units.

Furthermore, four homeless service providers including the Salvation Army, Orange Coast Interfaith Shelter, Families Forward, and Human Options currently are operating 48 family units. The Orange County Rescue Mission operates a 192-unit transitional/emergency shelter (Village of Hope) and the Orange County Social Services Agency operates a 90-bed facility for abused and neglected children and their families.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain segments of the population may have a more difficult time finding decent affordable housing due to special circumstances and may require specific accommodations or assistance to meet their housing needs. Included as special needs groups are the elderly, disabled, including persons with developmental disabilities, female-headed households, and large families. The City of Tustin recognizes the needs of this population and has set goals and priorities to address them.

Describe the characteristics of special needs populations in your community:

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and need for assistance. According to American Community Survey (ACS) Data from 2009-2013 8.2% of the City of Tustin's population is 65 years or older. With regard to the tenure of households, households with a head of the house aged 65 years or older comprised 15.7% of all households in the City.

Physical and developmental disabilities can hinder access to housing units of traditional design and potentially limit the ability to earn adequate income. According to 2009-2011 ACS Data, a total of 2,192 persons in Tustin between 18 and 65 years of age reported a disability. In addition, 1,745 persons over age 65 reported a disability. The US Census Bureau does not record data on individuals with developmental disabilities; however, the Regional Center of Orange County estimates there are at least 428 individuals with developmental disabilities living in Tustin.

Female-headed households tend to have lower incomes and special needs, thus limiting housing availability for this group. According to 2007-2011 ACS Data, the City of Tustin had 1,652 female-headed households with children less than 18 years of age.

Under Census Bureau guidelines, a family household containing five or more persons is considered a large family. According to 2007-2011 ACS Data, 3,852 households had five or more persons equating to approximately 15% of Tustin families.

What are the housing and supportive service needs of these populations and how are these needs determined?

The special housing needs of the elderly are an important concern to the City of Tustin. This is especially significant because many retired persons are likely to be on fixed low incomes, and at greater risk of housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater

access and mobility. In terms of location, because of limited mobility the elderly also typically need access to public facilities (for example, medical and shopping requirements) and public transit services.

Access and affordability are the two major housing concerns of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, such as lowered countertops, wider doorways, and modified bathroom facilities, as well as to and from the site. Especially of concern is the fact that many members of this demographic group are often on a fixed, most often lower income, and often rely on federal or state aid.

The housing needs of female-headed households with children are generally related to affordability since such households typically have lower than average incomes. These families also have a large need for affordable child care. For these households, ideal housing is severely restricted. Due to financial constraints, the family is often not able to find housing that is close to needed services, schools, and public transportation.

Large family households need special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding. Additionally, there is a limited availability of 3+ bedroom apartment units in the City available to meet the needs of large families. Furthermore, family households with five or more persons often face limitations in being below national poverty levels, and often experience difficulty securing adequate housing suitable for their expanded needs. Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multifamily rental units are typically smaller than single-family units. Thus, large families typically suffer disproportionately from both overcrowding and inability to pay.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Tustin does not have a significant population of residents with HIV/AIDS; however, the AIDS Services Foundation acts as a referral agency putting persons with special needs in contact with providers.

In July 2012, the Orange County HIV Planning Council and Orange County Health Care Agency Public Health Services completed the *Comprehensive HIV Services Plan* for 2012-2014. Within the Plan, the Committee indicated the need of coordination between the AIDS housing and service-providers, advocates, and people living with HIV/AIDS (PLWH/A) with mainstream advocacy and homelessness groups in order to increase the effectiveness of service delivery.

Discussion:

The City of Tustin actively works toward addressing the needs of the non-homeless special needs population. Coordination between the City of Tustin, public and assisted housing providers, private and governmental health, mental health, and service agencies is enhanced through activities such as developing productive working relationships with these agencies, soliciting input through the public participation process, and seeking professional advice and input from these agencies.

The City of Tustin coordinates with the appropriate County and State offices by referral as required, specifically for housing in any types of residential care facilities where six or fewer persons are residing, as stipulated in State laws. Additionally, the City of Tustin maintains a listing of the entire County and State inventory of licensed facilities providing supportive housing and acquires updates as necessary from the State's Community Care Licensing - Residential Division Office located in Santa Ana. Referrals are also made to the Orange County Public Housing Authority for persons of lower incomes with special needs who are requesting affordable housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Tustin's priority needs related to public facilities includes:

Neighborhood Facilities

The City intends to acquire property in the future to construct a new family and youth center to better serve the needs of the community.

Parks and/or Recreation Facilities

The City of Tustin has several priority needs during this Consolidated Plan cycle related to parks and/or recreation facilities. The needs include: Tustin Sports Park ball diamond and multipurpose field renovations; Centennial Park playground renovation; acquiring a new parksite to serve southwest Tustin within the low/moderate Census Tract Target Area; Columbus Tustin Park picnic shelter replacement; and, parklets within Old Town.

Parking Facilities

Parking facilities have been identified as a high priority need for the City of Tustin. The Stevens Square parking facility within Old Town Tustin is in need of refurbishment, ADA accessibility upgrades, and expansion to meet the needs of visitors to the Old Town area.

Non-Residential Historic Preservation

The City of Tustin has identified the preservation of its historic commercial properties to be a high priority need.

How were these needs determined?

The target area for the CDBG program is severely limited in its park and recreation resources available to area youth desiring to participate in constructive, organized activities.

The City of Tustin's Public Facilities needs were determined based on feedback from the community and consultations with City Staff.

Describe the jurisdiction’s need for Public Improvements:

The City of Tustin's priority needs related to public improvements includes:

Water/Sewer Improvements

Water and sewer improvements have been identified as a low priority for the City. Infrastructure, such as water wells, are in need of rehabilitation and improvements.

Street/Sidewalk Improvements

The City identified street and sidewalk improvements as a high priority with relation to Armstrong and Warner Avenue extensions, Main Street improvements, and sidewalks renovations citywide. Phase II of improvements to Newport Avenue is identified as a low priority.

Flood Drain Improvements

The City of Tustin has set a high priority on various flood drain improvements to the Peters Canyon Channel, Barranca Channel, and Barranca Detention Basin.

How were these needs determined?

The majority of the street and sidewalk improvements as well as other types of infrastructure in the target area were constructed more than 30 years ago. Also, some areas were never developed with sidewalks. These facilities have reached the age where they are beginning to deteriorate more rapidly and require reconstruction.

The City of Tustin's public improvements needs were determined based on feedback from the community and consultations with City Staff.

Describe the jurisdiction's need for Public Services:

Priorities for public services activities vary by activity. The City has identified that the graffiti abatement program is a high priority in that quick response graffiti removal help control blight.

Anti-Crime Programs

The target area has become the community's highest priority for crime prevention activities, given the increasing population density and increasing need for police services. The population is a potential target for victim related crime which could be prevented through the implementation of crime awareness programs.

Youth Programs

Youth Programs have been identified by the community as essential for providing recreational options to area youths. The target area for the CDBG program is severely limited in its park and recreation resources available to area youth desiring to participate in constructive, organized activities.

Child Care Facilities/Services

Existing Child Care Facilities and Services affordable to low- and moderate-income families are inadequate to serve the number of families in need in the target area. In addition, the ethnic diversity in this area further complicates the problem. The City identified the need for adequate and affordable Child Care Facilities and Services as a high priority.

Senior Services

Area senior services are presently provided through the City's full service senior center located in Old Town Tustin. Although the senior center is not geographically distant from the target area, multicultural and economic limitations and barriers may be preventing full participation in the center's programs. Additional services are necessary to target this population. The City identified senior services as a high priority.

Economic Development

Commercial and shopping centers within the target area are located on relatively small or shallow lots that lend themselves mainly to "strip mall" type developments for small business. Following are a few of the City's high priority economic development needs: job creation and business incentive program; Old Town vacant and underutilized land development; partner with the Chamber of Commerce to host workshops for local businesses; enhance the marketing and branding efforts for Tustin Legacy through temporary and permanent sign programs; land use and transportation planning at Tustin Legacy to create a destination; study the viability of the Tustin hangar as a focal point for destination development within Tustin Legacy; host a Mayor's Business Recognition Luncheon; and, other economic development activities such as targeting defined business areas and assisting with a "Shop Locally" campaign.

Code Enforcement

Property maintenance issues are of significant importance to the community as the majority of residential, commercial and industrial structures in the target area are at least 30 years in age. Absentee property owners and declining rent structures have contributed to delayed property maintenance in many cases. Active code enforcement is needed to ensure that properties are properly maintained in accordance with City standards.

Planning

Planning services are needed to administer the CDBG program and to provide fair housing assistance. These services are necessary to support the other priorities of the target area including

planning activities for the implementation of the Downtown Commercial Core Plan within the CDBG target area. Development the Downtown Commercial Core Plan will provide a comprehensive planned vision to encourage economic growth and coordinated development in Old Town Tustin.

How were these needs determined?

The City of Tustin's public improvements needs were determined based on feedback from the community, non-profit organizations, and consultations with City Staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section of the Consolidated Plan includes an overview of the housing market conditions within the City of Tustin, provides an inventory of facilities and services for the homeless and special needs populations, discusses barriers to affordable housing, and looks at additional needs of the community based on geography and region.

The City's housing stock contains 26,418 residential units according to 2011 ACS data. Of the available units, 24,945 are occupied. Data from the Association of California Realtors indicates that the median home price within the City is \$653,850. Following county and state-wide trends, prices of homes within Tustin have increased and are projected to continue to increase. According to Tustin's 2013 Housing Element, 56% of Tustin's housing stock is 30 years old or older; however, the overall housing stock is generally in good condition. City Code Enforcement staff and the Neighborhood Improvement Task Force, which is comprised of staff from various City departments, have indicated that less than 10% of the City's housing stock is in need of minor repairs. Only 2% of the total housing units, particularly existing four-plexes within the City's southwest neighborhood, may be considered in need of substantial rehabilitation.

Within Tustin's housing stock, there are 308 units available to serve the special needs community, such as the elderly and the frail elderly. There are 242 units available to the homeless population which includes emergency and transitional housing. Facilities to serve the homeless within Tustin include the Orange County Rescue Mission's Village of Hope, Mercy House Emergency Shelter, OC Social Services' Tustin Family Campus, Human Options, Laurel House, and Olive Crest.

Barriers or impediments to affordable housing are caused when the incentive to develop this housing is removed due to excessive development costs or the lack of community commitment. Some development costs are motivated by economic conditions and other issues that affected the real estate market, and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state and local governments, and the "Not In My Back Yard" (NIMBY) phenomenon.

Although federal and state environmental regulations are implemented at the local level, these policies have and seem to continue to add to the cost of development. Public policy and community issues that may potentially affect the cost of development and housing projects within the City include the following: land use development; cost of labor and materials; cost of land; environmental problems (wastewater, floodplains, and capacity); and, deed restrictions and covenants.

With regard to Tustin's job market, the California State Department of Employment Development (EDD) estimates that the unemployment rate statewide during December 2014 was 7%, as compared with a rate of 7.1% within Santa Ana, 5.7% within Anaheim, 3.3% within Irvine, and a rate of approximately 4.3% within the City of Tustin.

According to 2007-2011 ACS and 2011 Longitudinal Employer-Household Dynamics data indicated that the largest proportion of jobs in the City of Tustin were in professional, scientific, and management services (15%), the arts, entertainment, and accommodations (13%), followed by education and health care services (11%). There are 31,109 jobs total within the community and 32,459 workers to fill those jobs.

The Market Analysis Section of the Consolidated Plan further discusses the region within Tustin demonstrating the greatest need, and containing the highest population of very-low, low, and moderate income residents. The City focuses on spending CDBG funding to directly benefit this population, and this region.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As an introduction to the Housing Market Analysis section of the Consolidated Plan, the City of Tustin contains 26,418 residential property units according to 2007-2011 ACS Data.

A further breakdown of the number and types of housing units is as follows: 9,453 of the units are 1-unit detached structures comprising the largest percentage or 36% of Tustin's total housing stock; 3,412 of the units are 1-unit attached structures comprising 13% of the housing stock; 2-4 unit structures comprise 3,899 of housing units or 15%; 5-19 unit structures comprise 4,687 units or 18% of the total housing stock; 20 or more units comprise 4,002 units or 15% of the housing stock; and, mobile home, boat, RV, van units, etc, comprise the smallest portion of the units at 965 or 4% of Tustin's total housing stock.

With regard to unit size and tenure, there are 13,112 properties owned and 11,833 properties rented in the City of Tustin. A breakdown of the properties owned by residents is as follows: 0% (50 units) have no bedroom; 5% (598 units) have one bedroom; 22% (2,872 units) have two bedrooms; and, 73% (9,592 units) have three or more bedrooms. A breakdown of rental units in Tustin is as follows: 3% (304 units) have no bedrooms; 34% (4,061 units) have one bedroom; 44% (5,221 units) have two bedrooms; and, 19% (2,247 units) have three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,453	36%
1-unit, attached structure	3,412	13%
2-4 units	3,899	15%
5-19 units	4,687	18%
20 or more units	4,002	15%
Mobile Home, boat, RV, van, etc	965	4%
Total	26,418	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	304	3%
1 bedroom	598	5%	4,061	34%
2 bedrooms	2,872	22%	5,221	44%
3 or more bedrooms	9,592	73%	2,247	19%

	Owners		Renters	
	Number	%	Number	%
<i>Total</i>	<i>13,112</i>	<i>100%</i>	<i>11,833</i>	<i>100%</i>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Tustin serves very-low, low, and moderate income single individuals and families with housing assistance. According to City of Tustin AB 987 data, 177 families are currently assisted by low income housing funds. In addition, there are 305 units which count toward inclusionary or replacement housing requirements. The City of Tustin currently has 1,100 rental units available to the very-low and low income populations which includes 225 affordable rental units constructed by St. Anton Partners. In addition, 5,715 units are available to moderate income residents.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Units which have the potential of being lost from the affordable housing inventory are 100 units from Tustin Gardens. These units are on an AB 987 contract with HUD which has expired; however, the affordable rate hasn't been terminated.

Does the availability of housing units meet the needs of the population?

A comparison of Tables 27 and 28 within the Housing Market Analysis demonstrates that the availability of housing units adequately meets the needs of the population as there are 26,418 available residential units and 24,945 owners and renters occupying these units. There is currently a surplus of 1,473 units within the housing stock.

Describe the need for specific types of housing:

Within the City of Tustin the need exists to continue to provide adequate affordable housing to special needs groups such as the elderly, disabled, those with developmental disabilities, female-headed households, large families, and the homeless, and to provide housing assistance to veterans.

Discussion

The City of Tustin strives toward maintenance and preservation of the City's housing stock to prevent unhealthy living conditions; eliminate the need for future, more costly housing rehabilitation; prevent neighborhood deterioration; and, encourage community pride. The City enforces codes and provides incentives to promote maintenance and conservation.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Following county and state-wide trends, the City of Tustin's cost of housing has increased. According to 2000 Census and 2007-2011 ACS data, the median home value increased from \$251,000 in the year 2000, to \$540,500 by the year 2011. According to the California Association of Realtors, as of January 2014, the median home price in Orange County was \$653,850. The California Association of Realtors further states that the median home price throughout California and Orange County is anticipated to increase. According to data provided by HUD, Fair Market Rent Rates for Fiscal Year 2014 are: \$1,142 for efficiency units; \$1,312 for 1-bedroom; \$1,644 for 2-bedrooms; \$2,300 for 3-bedrooms; and, \$2,561 for 4-bedroom units. Census and ACS data states that the median rent rate in 2011 was \$1,362, and that a majority of Tustin residents pay between \$1,000 - 1,499 in rent. Regarding affordability, there are 295 rental units available to residents with very-low income; 580 rental and 365 owner units available to low income residents; 5,715 rental and 919 owner units available to moderate income residents; and, 1,529 owner units available to those above moderate income. Not included in Census or ACS data are 225 very low/low/moderate income rental units available in a new apartment community by St. Anton Partners, and 37 moderate income rental units constructed by The Irvine Company.

Tustin's housing inventory includes the number and types of housing units is as follows: 9,453 of the units are 1-unit detached structures comprising the largest percentage or 36% of Tustin's total housing stock; 3,412 of the units are 1-unit attached structures comprising 13% of the housing stock; 2-4 unit structures comprise 3,899 of housing units or 15%; 5-19 unit structures comprise 4,687 units or 18% of the total housing stock; 20 or more units comprise 4,002 units or 15% of the housing stock; and, mobile home, boat, RV, van units, etc, comprise the smallest portion of the units at 965 or 4% of Tustin's total housing stock.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	251,000	540,500	115%
Median Contract Rent	873	1,362	56%

Table 29– Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	423	3.6%
\$500-999	1,176	10.0%
\$1,000-1,499	6,118	51.7%

Rent Paid	Number	%
\$1,500-1,999	2,766	23.4%
\$2,000 or more	1,350	11.4%
Total	11,833	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	295	No Data
50% HAMFI	580	365
80% HAMFI	5,715	919
100% HAMFI	No Data	1,529
Total	6,590	2,813

Table 31– Housing Affordability

Data Source: 2007-2011 CHAS

Table Definition

HAMFI - HUD Adjusted Median Family Income

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,142	1,312	1,644	2,300	2,561
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Alternate Data Source Name:

FY2014 Fair Market Rent Summary

Data Source Comments:

Is there sufficient housing for households at all income levels?

The majority of housing stock is available to those with moderate income levels, according to 2007-2011 CHAS data within Table 31. A majority of the units available to the extremely-low (0%-30% HAMFI*), low (30%-50% HAMFI), and moderate (50%-80% HAMFI) income populations are rental units. It follows that there are fewer units available to this population for ownership, with a majority of ownership housing available to the population at 80%-100% HAMFI income level. The very-low and low income populations are relatively similar in size and have fewer units available to them.

* HUD Adjusted Median Family Income

How is affordability of housing likely to change considering changes to home values and/or rents?

According to Census data, ACS data, and data from the California Association of Realtors, trends in the housing market suggest that affordability of units will continue decrease as the rents and values increase.

The distinction between renter and owner housing overpayment/affordability is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home, thereby generally lowering housing costs. In addition, home ownership affords tax benefits to reduce monthly costs. Renters however, are limited to the rental market, and are generally required to pay the rent established in that market. According to the American Community Survey data, of the total 4,585 lower income households identified as over-payers, 3,368 were renter households and 1,217 were owner households. This discrepancy is largely reflective of the disproportionate number of rental housing units in the City and the tendency of renter households to have lower incomes than owner households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City of Tustin does not utilize HOME funding.

Discussion

The City's 2013 Housing Element states that the cost of housing have put home-ownership beyond the reach of many potential first-time homebuyers. In addition to information related to Housing Constraints provided in the City's Housing Element Technical Memorandum, a Comprehensive Housing Affordability Strategy was prepared in 2008. The report contains a detailed affordability gap analysis to illustrate the "gap" between the cost of developing housing for rent and ownership and what households at a variety of income levels can afford to pay toward their housing expenses.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

According to 2007-2011 ACS data, Table 33 displays information on the housing stock that contains none, one, or more of the following housing problems: lacks complete kitchen facilities; lacks complete plumbing facilities; has more than one person per room; or, has a housing-cost burden greater than 30%. It is shown in the data that owner-occupied homes with none of the abovementioned conditions comprises the majority of Tustin's housing stock at 54%, while owner-occupied homes with one of the selected conditions comprises 44%. There are 2% of owner-occupied homes with two of the selected conditions, and there are no owner-occupied homes within Tustin's housing stock with three or four of the conditions. With regard to renter-occupied units, 38% have none of the abovementioned conditions while 53% have one of the conditions and 9% have two of the conditions. Similar to the owner-occupied homes, Tustin's renter-occupied housing stock has less than 1% of its units with three conditions and none with four conditions.

According to the City of Tustin's 2013 Housing Element, 2011 ACS data provides that 56% of the City's housing stock is 30 years old or older - the age at which housing typically begins to require major repairs. In addition, the lack of adequately sized affordable housing can lead to overcrowding and in turn, deteriorated housing conditions. Maintenance and improvement of existing housing conditions over the long term will require ongoing maintenance of existing units, rehabilitation or replacement of substandard housing and programs to maintain neighborhood quality.

Definitions

Substandard Condition: Unit that substantially lacks any of the following: roof, walls and windows that do not leak; working plumbing or gas facilities; water supply of hot and cold running water connected to a sewage disposal system; heating system that works; electrical lighting and wiring in working order; building and grounds kept clean, sanitary, free from garbage, rodents and vermin; adequate number of garbage cans or dumpster in good repair; floors, stairways and railing in good repair; and other standards established by state or local codes.

Substandard Suitable for Substantial Rehabilitation: Units with conditions that are found to be substandard are where the value of the units constitute 25% of the after-rehabilitation value of the units, inclusive of the land value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,735	44%	6,228	53%
With two selected Conditions	303	2%	1,079	9%
With three selected Conditions	0	0%	24	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,074	54%	4,502	38%
Total	13,112	100%	11,833	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,863	14%	454	4%
1980-1999	4,891	37%	3,728	32%
1950-1979	6,064	46%	7,322	62%
Before 1950	294	2%	329	3%
Total	13,112	99%	11,833	101%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,358	48%	7,651	65%
Housing Units build before 1980 with children present	1,350	10%	790	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Table Explanation

2005-2009 CHAS data displays no vacant units within the City of Tustin. Staff to work with HUD to complete this data.

Need for Owner and Rental Rehabilitation

According to 2007-2011 CHAS data within Table 34, 48% of owner-occupied and 65% of renter-occupied units are 36 years old or older. When the housing stock is 30 years old or older, it reaches the age at which housing typically begins to require major repairs. There is a higher percentage of units 36 years old or older within Tustin's housing stock, therefore owner and rental rehabilitation may be required.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Although accurate information is not available and no formal assessment has been prepared, Tustin is required to estimate the number of housing units within the City that are occupied by low-income or moderate income households that may have lead-based paint hazards. However, without an actual survey of units in the City, the numbers of units with actual hazards is difficult to determine. Instead Table 35 provides an estimate of the number of units that may possibly contain lead-based paint based on percentages typically found within the housing stock.

Discussion

Despite the statistic that 56% of Tustin's housing stock is 30 years old or older, the overall housing stock is generally in good condition. According to the City's Code Enforcement staff and the Neighborhood Improvement Task Force, which is comprised of staff from various City departments, less than 10% of the City's housing stock is in need of minor repairs. Only 2% of the total housing units, particularly existing four-plexes within the City's southwest neighborhood (CDBG Low/Mod Census Tract Target Area), may be considered in need of substantial rehabilitation. Code Enforcement staff estimates that there are approximately 200 illegal units/conversions citywide which would need to be brought up to City Code standards, or demolished. To date, the City has not identified any housing units in need of replacement. The City of Tustin takes a proactive approach toward housing conditions through the City's Code Enforcement program and the Neighborhood Improvement Task Force program. Together, these programs allow the City to identify housing units in need of repair and provide assistance needed to maintain the City's housing stock in good condition.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Tustin does not have Public Housing. The City receives housing support through the Orange County Housing Authority (OCHA) housing voucher program. As of December 2014, 342 Tustin households received rental assistance administered by OCHA.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				9,925			879	1,669	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units within the City of Tustin.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units within the City of Tustin's jurisdiction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The City of Tustin does not have a public housing agency.

Discussion:

No further discussion at this time.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Within the City of Tustin, there are a variety of non-profit services which provide direct housing and other services to homeless persons. These include a transitional housing facility, temporary housing for teenagers in crisis and a meals program affiliated with the Community SeniorServ. A number of churches in Tustin also provide food services to the homeless.

Transitional or emergency shelters serving Tustin residents are the Orange County Rescue Mission Village of Hope facility, Sheepfold, Tustin Family Campus in connection with Orangewood Children's Home, Laurel House, Human Options, and Olive Crest.

Table 13 displays Continuum of Care data for Orange County's Facilities and Housing Targeted to Homeless Households. Orange County has 414 year-round emergency shelter beds and 624 seasonal and/or overflow/voucher beds available to families, adults, and unaccompanied youth. The County has 1,599 year-round transitional housing beds with an additional 83 beds available to veterans. There are 3,376 permanent supportive housing beds available to families, adults, veterans, unaccompanied youth, and the chronically homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	185	624	1,197	1,016	0
Households with Only Adults	205	0	402	1,287	0
Chronically Homeless Households	0	0	0	337	0
Veterans	0	0	83	727	0
Unaccompanied Youth	24	0	0	9	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Orange County CoC PIT Data 2014

Data Source Comments: HUD's 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

To complement Tustin's homeless services; the State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Within the City of Tustin, there are a variety of non-profit services which provide direct housing and other services to homeless persons. These include a transitional housing facility, temporary housing for teenagers in crisis and a meals program affiliated with the Community SeniorServ. A number of churches in Tustin also provide food services to the homeless.

The transitional or emergency shelters serving Tustin residents are the Orange County Rescue Mission Village of Hope facility with 192 units/beds, Sheepfold, Laurel House, Tustin Family Campus in connection with Orangewood Children's Home with 92 units/beds, Human Options, and Olive Crest. The 38-bed Sheepfold transitional housing facility, located in "Old Town" Tustin, provides shelter, food, clothing, job training, and job-referral services to women with children. Guests are admitted on a first-come, first serve basis. Usually all beds are filled. In addition to serving the immediate Tustin area, The Sheepfold provides service to a large service area extending beyond Tustin's boundaries, including many portions of Orange and San Bernardino Counties.

Laurel House provides temporary housing for teenagers in crisis (homeless and runaway youth) for up to six youths in a home environment. The facility also provides food, informal counseling, access to medical care and clothing. The young people served are primarily Tustin residents and students of Tustin Unified School District.

Olive Crest provides shelter and counseling to teenagers who are about to emancipate from the foster care system into independent living. They are also taught life skills such as making and following a budget, job search and interview skills to help them succeed when they live as independent adults.

The Community SeniorServ focuses its resources toward the needs of senior citizens, including residents within the City of Tustin, by providing nutrition and supportive services, dining centers, home delivered meals, case management, in-home care, day health care centers, and adult day care. Services are offered to anyone who is in need, but primarily to seniors countywide.

A number of local churches in Tustin also provide services to the homeless and low income families including St. Cecilia's, Redhill Lutheran which has a food pantry three days a week, Tustin Presbyterian Church which distributes collected food through the TAFFY Program and Tustin Senior Center, and Aldersgate Church which provides food to the Commercial Service Alliance. A couple of non-profits organizations such as Western Medical Center and Newport Medical Center also provide meals once a week to the homeless and low-income families.

Numerous other agencies provide shelter and other services to the homeless in the nearby cities of Santa Ana, Irvine, and Orange. The City of Tustin makes referrals to these agencies, which include Mercy House Transitional Center in Santa Ana. The Orange County Homeless Issues Task Force, a non-profit homeless advocacy organization, maintains a list of these and other homeless services in Orange County.

In the City of Tustin's 2008-2018 Comprehensive Housing Affordability Strategy (CHAS), included within the affordable housing program elements, are programs targeted to prevent low-income individuals and families with children from becoming homeless. These programs include: Homeless Housing Partnership Program and Section 8 Rental Assistance.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. These groups may require specific alterations to housing to meet their needs. In the requirements for preparing a Consolidated Plan, Tustin addresses the special needs and suitability of the housing stock the elderly, disabled, large families, the homeless and farm workers, as summarized below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly Persons

Currently Tustin has a total of 190 affordable senior housing units and 24 assisted living facilities. The affordable senior housing units include a 100 units restricted to seniors (Tustin Gardens), a 20-unit apartment project limited solely to seniors with limited income (Tustin Terrace), an 16 apartment units that are State Bond/Tax Credit restricted (Westchester Park), and a 54-unit apartment project (Heritage Place).

The special housing needs of the elderly are an important concern to the City of Tustin. This is especially significant because many retired persons are likely to be on fixed low incomes, and at greater risk of housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility the elderly also typically need access to public facilities (for example, medical and shopping requirements) and public transit services.

Elderly citizens also may need special security devices for their homes to allow greater self-protection. In many instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require assistance with home repairs and manual house/yard work. In general, every effort should be made to maintain their dignity, self-respect, and quality of life.

Finding reliable means of transportation to medical appointments, senior centers, meal sites and shopping are also continued concerns for seniors. Many seniors lack private transportation due to physical or financial limitations.

The major County providers of important programs *specifically* for Orange County's older adult population are:

- Office on Aging (OoA)
- CalOPTIMA
- Health Care Agency (HCA)
- Housing and Community Development Department (H&CD)
- Public Administrator/Public Guardian (PA/PG)
- Social Services Agency (SSA)
- Orange County Transportation Authority (OCTA)
- Veterans Services Office (VSO)

Large Families

As evidenced by the survey of costs, discussed previously, for single-family rental units available, lower income; large families with larger unit needs may have problems finding housing or may require assistance. Data from 2007-2011 CHAS reports that 3,485 households in the City of Tustin with five or more persons, which constitute 14% of all households in the City.

Large family households need special consideration because they generally require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding. Additionally, there is a limited availability of 3+ bedroom apartment units in the City available to meet the needs of large families. Furthermore, family households with five or more persons often face limitations in being below national poverty levels, and often experience difficulty securing adequate housing suitable for their expanded needs.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multifamily rental units are typically smaller than single-family units. Thus, large families typically suffer disproportionately from both overcrowding and inability to pay.

Supportive Housing Needs Cont.

Disabled Persons

Tustin's Housing Element sets forth policies to encourage the development of handicapped-accessible housing. New construction of apartment units (including 1,652 in the East Tustin Specific Plan project area) developed in the City of Tustin during the 1980s and 1990s have been constructed in accordance with the State's Title 24 requirements, which required 5 percent of the units on the ground floor to be built as handicapped-accessible units.

Access and affordability are the two major housing concerns of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, such as lowered countertops, wider doorways, and modified bathroom facilities, as well as to and from the site.

The disabled, like the elderly, have special needs with regard to the location of their housing units. There is typically a desire to be located near public facilities and needed services, as well as close proximity to public transportation facilities that often provide needed mobility for them.

Female Headed Households

According to the Public Policy Institute of California, single-mother households have had very high poverty rates in California (about 30 percent) compared to an overall rate of 13 percent. This is especially troubling because "...Single mothers in poverty may increasingly find themselves in a 'catch 22' situation: they may earn just enough from employment to move them beyond the income threshold necessary to qualify for means-tested public assistance, but not enough to provide for an adequate level of subsistence or to free them from the grasp of poverty." (Poverty and the Single Mother Family: A Macroeconomic Perspective, Bowen, et. al., 1995, p.117)

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The following is a listing of the inventory of licensed care facilities in the City of Tustin. The listing provides inventory of housing or supportive housing by type of special needs group:

Persons with Disabilities

Casa Grande Community Care - Serves adults ages 18-59 who are mentally disordered.

Gallegos Family Home - Serves children ages 5-17 who are developmentally disabled.

Groom Family Home - Serves adults ages 18-59 who are developmentally disabled.

High Hopes Head Injury Program - Serves clients who have head and brain injuries.

Scott Board and Care - Serves adults ages 18-59 who are developmentally disabled.

Arc Mid Cities - Serves adults ages 18-59 who are developmentally disabled.

Tustin Villageway Guesthome - Serves adults ages 18-59 who are mentally disordered.

Persons with Alcohol or Other Drug Addictions:

The following is a listing of licensed residential facilities and/or certified alcohol and drug program provided by the State Department of Alcohol and Drug:

Cornerstone of Southern California 4

Cornerstone of Southern California 8

Cornerstone Recovery Home Y11

Serenity Recovery Center

Persons Diagnosed with AIDS and Related Diseases:

The City of Tustin does not maintain an inventory of facilities providing supportive housing for persons with AIDS and related diseases. According to the Orange County Health Care Agency Public Health Division - HIV Community Services, cumulatively, since 1981, the City of Tustin has had 186 reported cases of AIDS, an incidence rate of 248.6 per 100,000. Throughout Orange County, an estimated 6,676 residents are living with AIDS.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

With regard to activities which address other special-needs groups who are not homeless, the City's Senior Center is supportive in providing assistance to the elderly and frail elderly. These include transportation services, case management, information and referrals, shared housing program, senior activities, health and fitness, and other recreational activities. During the 2015-'16 Program Year, the City anticipates providing services to 2,000 seniors at the Tustin Senior Center.

The City allocates CDBG funds to assist the Community SeniorServ to provide meal service to the elderly and frail elderly (home-bound elderly). During the 2015-'16 Program Year, SeniorServ anticipates serving 300 congregate and/or home delivered meals to Tustin residents.

The City will continue to refer persons with special needs, such as persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug dependencies, and persons with HIV/AIDS to appropriate agencies.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

This question is a repetition of the item above, please see response above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers or impediments to affordable housing are caused when the incentive to develop this housing is removed due to excessive development costs or the lack of community commitment. Some development costs are motivated by economic conditions and other issues that affected the real estate market, and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state and local governments, and the “Not In My Back Yard” (NIMBY) phenomenon.

Although federal and state environmental regulations are implemented at the local level, these policies have and seem to continue to add to the cost of development. Public policy and community issues that may potentially affect the cost of development and housing projects within the City include the following:

- Land use development
- Cost of labor and materials
- Cost of land
- Environmental problems (wastewater, floodplains, and capacity)
- Deed restrictions and covenants

Barriers to Affordable Housing Continued Discussion

Zoning Ordinances

Development standards include zoning ordinances, subdivision ordinances and building code requirements. The most far-reaching constraints are those contained in the City’s zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use, density, floor area, setbacks, parking, placement and mix of residential, commercial, and industrial projects. Zoning can also regulate the intensity of residential land use through minimum lot size requirements.

The City, while encouraging housing, is also concerned about the living environment that is created based on standards such as:

- Density
- Height
- Setbacks
- Under grounding of utilities
- Aesthetics

- Parking

Housing Development Fees

Various fees and assessments are charged by the City and other outside agencies (e.g., school districts, sewer/sanitation agencies) to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed based on the concept of cost recovery through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Tustin is highly urbanized with most of its necessary infrastructure, such as streets, sewer and water facilities already in place. Nonetheless, site improvements can significantly add to the cost of producing housing. Cost-effective site planning or use of housing set-aside funds for those projects within the redevelopment project areas can minimize site improvement costs.

Development Review Process

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. State Law establishes maximum time limits for project approvals and City policies provide for the minimum processing time necessary to comply with legal requirements and review procedures.

Infrastructure Constraints

All development within the City is scrutinized for its impacts on the community in transportation, sewer, parks, recreation and pedestrian use. The cost of new or improved infrastructure is often paid by the developer, who shifts the cost to the project, thus increasing the housing costs.

Davis-Bacon Wage Compliance

A prevailing wage must be paid to laborers when federal funds are used for any project over \$2,000 or any multi-family project over eight units. The prevailing wage is usually higher than competitive wages. Davis-Bacon requires extensive paperwork that adds to housing costs to document the prevailing wages in order to comply with monitoring requirements.

Floodplain Insurance

When federal funds are used to rehabilitate homes or build new homes located in a floodplain zone, the developer or homeowner is required to obtain flood insurance. This requirement can be costly and impact low-income homeowners, especially where minor rehabilitation is involved.

Existing Needs

Existing needs as discussed within the Needs Assessment Section of the Consolidated Plan include housing problems such as substandard housing lacking complete plumbing or kitchen facilities, overcrowding, cost burdened families, and families with a disproportionately greater need.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to 2007-2011 ACS data, the City of Tustin had 41,732 employed residents. The California State Department of Employment Development (EDD) estimates that the unemployment rate statewide during December 2014 was 7%, as compared with a rate of 7.1% within Santa Ana, 5.7% within Anaheim, 3.3% within Irvine, and a rate of approximately 4.3% within the City of Tustin.

As shown in Table 40, the 2007-2011 ACS and 2011 Longitudinal Employer-Household Dynamics data indicated that the largest proportion of jobs in the City of Tustin were in professional, scientific, and management services (15%), the arts, entertainment, and accommodations (13%), followed by education and health care services (11%).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	427	18	1	0	-1
Arts, Entertainment, Accommodations	4,306	3,980	13	13	0
Construction	1,423	988	4	3	-1
Education and Health Care Services	4,375	3,462	13	11	-2
Finance, Insurance, and Real Estate	3,194	3,271	10	11	1
Information	1,177	1,373	4	4	0
Manufacturing	3,947	3,158	12	10	-2
Other Services	1,549	1,664	5	5	0
Professional, Scientific, Management Services	4,586	4,716	14	15	1
Public Administration	0	0	0	0	0
Retail Trade	4,324	5,719	13	18	5
Transportation and Warehousing	878	443	3	1	-2
Wholesale Trade	2,273	2,317	7	7	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	32,459	31,109	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	41,732
Civilian Employed Population 16 years and over	38,308
Unemployment Rate	8.20
Unemployment Rate for Ages 16-24	23.03
Unemployment Rate for Ages 25-65	5.76

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	11,368
Farming, fisheries and forestry occupations	2,026
Service	3,020
Sales and office	10,214
Construction, extraction, maintenance and repair	2,116
Production, transportation and material moving	1,813

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,121	72%
30-59 Minutes	8,043	22%
60 or More Minutes	1,943	5%
Total	36,107	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,701	373	1,923
High school graduate (includes equivalency)	4,756	458	1,255
Some college or Associate's degree	9,181	710	1,694

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	12,870	819	2,231

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	216	822	1,275	1,545	597
9th to 12th grade, no diploma	1,371	1,105	1,364	886	410
High school graduate, GED, or alternative	2,135	1,866	2,038	2,565	1,235
Some college, no degree	2,833	2,651	1,987	3,556	1,421
Associate's degree	303	839	1,085	1,476	446
Bachelor's degree	677	3,172	3,024	4,493	1,430
Graduate or professional degree	35	1,330	1,833	2,089	982

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,075
High school graduate (includes equivalency)	30,508
Some college or Associate's degree	39,852
Bachelor's degree	67,168
Graduate or professional degree	78,191

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table above (Table 40) which utilizes 2007-2011 ACS and 2011 Longitudinal Employer-Household Dynamics data, the largest proportion of jobs in the City of Tustin are professional/scientific/management jobs at 15% of the total job market, followed by arts/entertainment/accomodations at 13%, and education/health care services at 11%.

Describe the workforce and infrastructure needs of the business community:

Tustin's 2013 Housing Element identified the potential for establishing a Transit Oriented Development Housing Program. This program would provide funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations (such as the Tustin Metrolink Station) that encourage increased public transit ridership and minimize necessary automobile trips.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has identified marketing land within the Tustin Legacy Area as a high priority need. Marketing the land to establish retail, office, and professional uses will increase the job market in Tustin.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to Table 40 which contains 2007-2011 ACS data, there are 32,459 workers in the workforce with 31,109 jobs available within the City of Tustin. This indicates there is a surplus of workers to jobs available. A further breakdown of the businesses by sector in comparison of workers to jobs indicates that the following businesses have more workers than jobs available: agriculture, mining, oil, and gas extraction; arts, entertainment, and accommodations; construction; education and health care services; manufacturing; and, transportation and warehousing with the greatest disparity being within education and healthcare services as there is a surplus of 913 workers to jobs. Controversially, the following employment sectors have more jobs available than workers to fill those jobs: finance, insurance, and real estate; information; professional, scientific, and management services; retail trade; wholesale trade; and, other services with the greatest disparity being within the retail trade sector as there is a surplus of 1,395 jobs to workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Tustin has allocated CDBG funding toward a Job Creation and Business Incentive Program. This program would provide a forgivable loan for a new business hiring one full time equivalent low to moderate-income Tustin resident. The loans are forgivable after two years if the business complies with the program requirements. This program has been identified within the City's Consolidated Plan as a high priority economic development need.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Tustin does not participate in a CEDS; however, there are many Economic Development activities identified as priority needs within this five-year Consolidated Plan cycle which would further economic growth including: targeting defined business areas and assisting with a "Shop Locally Campaign;" carrying out a Job Creation and Business Incentive Program; through coordination of City events to promote local restaurants; utilizing social media to promote Tustin businesses; and, through partnering with the Chamber of Commerce to host workshops for local businesses.

Discussion

The City of Tustin demonstrates a good "jobs-housing balance" in comparison to the region as a whole.

The "jobs-housing balance" test is a general measure of a community's employment opportunities with respect to its residents' needs. A balanced community would reach equilibrium between employment and housing opportunities so the majority of the residents could also work within the community.

The 2011 jobs-housing balance for the City of Tustin as well as Orange County and the Southern California region. Tustin had a jobs/housing ratio of 1.40 in 2011, while Orange County and the region had jobs/housing ratios of 1.38 and 1.23, respectively. This demonstrates that Tustin is a job-rich community when compared to county and regional averages.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Included within this section of the Consolidated Plan are CPD Maps which display the concentration of families of Extremely Low Income, Low Income, and Moderate Income who are experiencing at least one of the four severe housing problems which are discussed within the Needs Assessment section of this Plan. These families are generally concentrated within Tustin's CDBG Low/Mod Census Tract Target Area, which is the southwestern portion of Tustin. The definition of "concentration" for these purposes, includes census tracts in which 51% or more of the population has one of the four housing problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to data obtained from CPD Maps (below), minority concentrations and low-income family concentrations are also located within certain census tracts which fall within the overall CDBG Low/Mod Income Target Area.

"Areas of racial/ethnic minority concentration" are defined as those Census tracts where a minority population; that being a race or ethnic group with a minority representation City-wide, has a percentage equal to or greater than the percentage representation City-wide.

"Areas of low-income concentration" are defined as those Census blocks/tracts where the concentration of low- and moderate-income persons is at least 51 percent. However, certain communities are allowed to use the "exception criteria" and to undertake area benefit activities in any residential areas where the proportion of low and moderate-income persons falls within the upper quartile of all areas within the community's jurisdiction.

What are the characteristics of the market in these areas/neighborhoods?

Characteristics of the housing market within these areas/neighborhoods includes that families are generally of low to moderate income and will thus have greater housing cost burdens, and may experience one or more of the four housing problems referenced within the Needs Assessment section of this Consolidated Plan. They will have the need for affordable housing opportunities and additional supportive services.

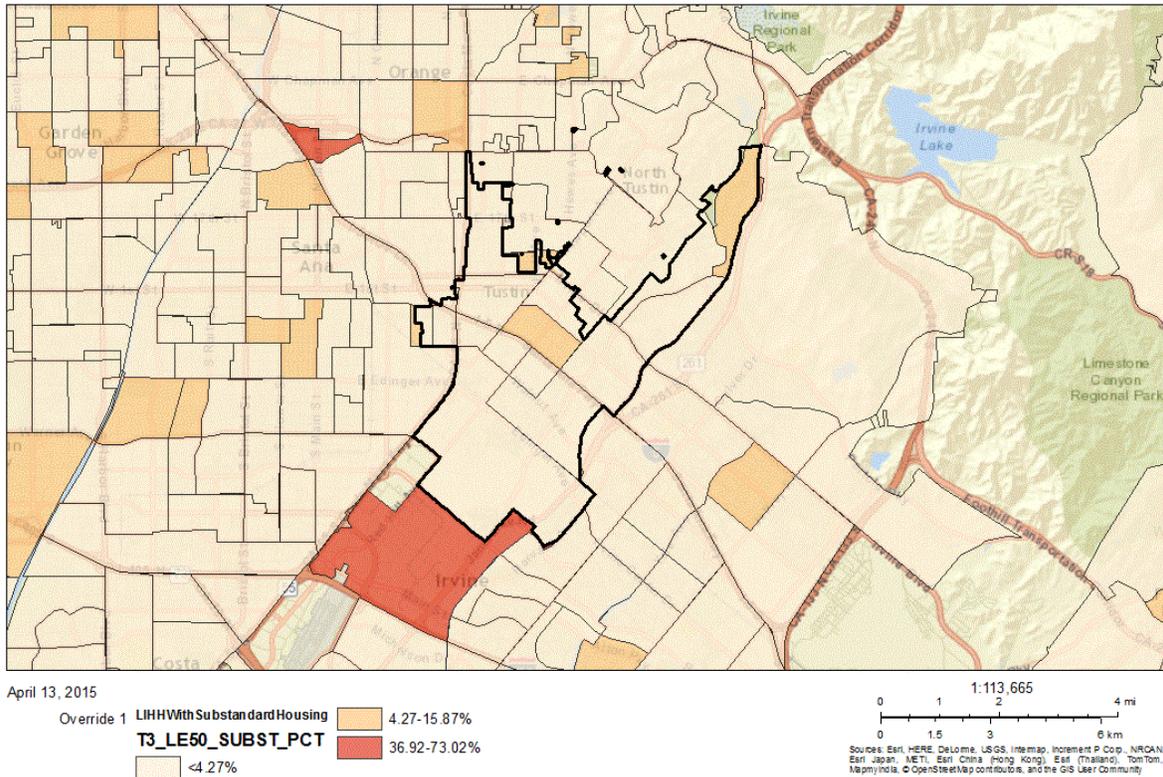
Are there any community assets in these areas/neighborhoods?

Community assets within these area/neighborhoods include multiple City parks, the Tustin Area Senior Center, Tustin Family Youth Center, and Kids Corner Preschool. A majority of the residents served by these facilities are low/mod income.

Are there other strategic opportunities in any of these areas?

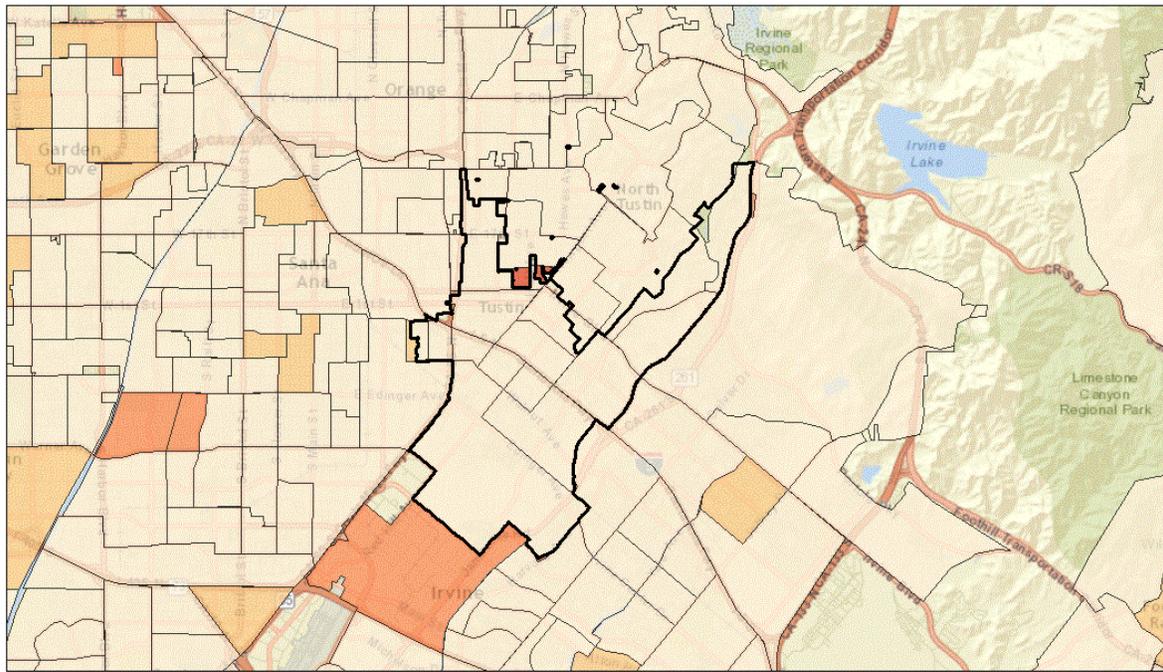
The City of Tustin utilizes CDBG funding within this Low/Moderate Income Census Tract Target Area for public facilities needs, infrastructure/improvements, public services needs including youth and senior services, and economic development. There are opportunities to continue to initiate improvements to existing facilities, or fund the creation of new facilities to better serve the residents in this area. The City of Tustin will continue to focus the spending of CDBG funding within this Target Area.

CPD Maps - Percent of Low Income Households with Substandard Housing



CPD Maps - Minority Concentrations

CPD Maps - Percent of Extremely Low Income Households with Substandard Housing



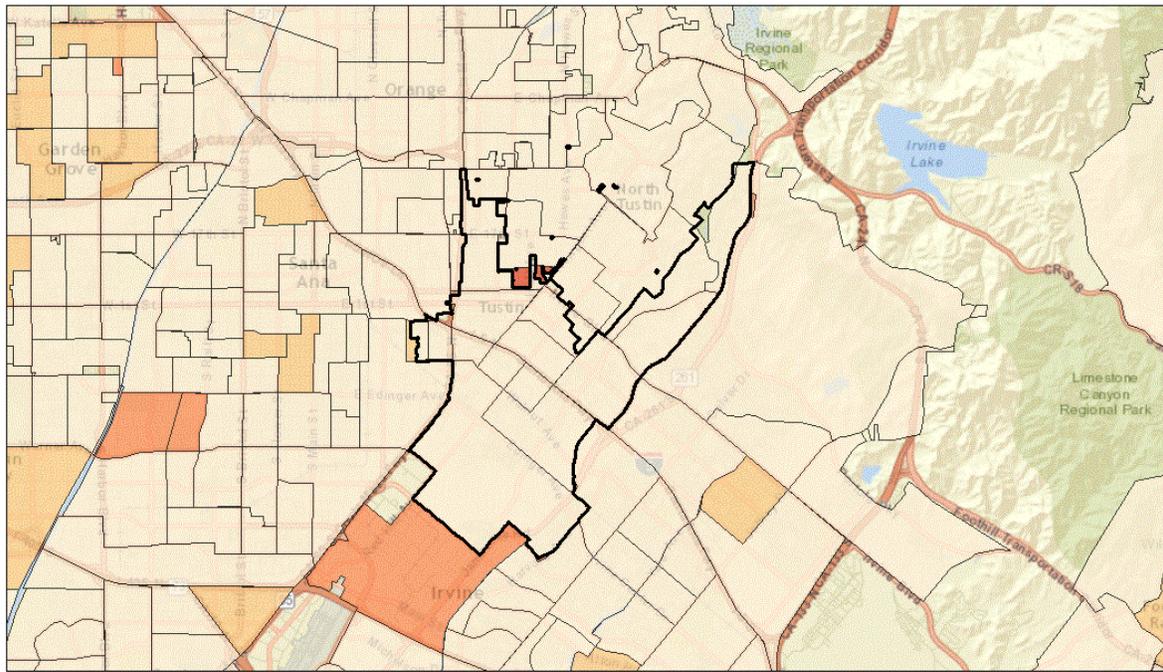
April 13, 2015

Override 1 ELIHHWith Substandard Housing
T3_LE30_SUBST_PCT
 <5.08%
 5.08-17.46%
 17.46-37.21%
 37.21-72.73%

1:114,836
 0 1 2 4 mi
 0 1.5 3 6 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, NETI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Median Household Income

CPD Maps - Percent of Extremely Low Income Households with Substandard Housing



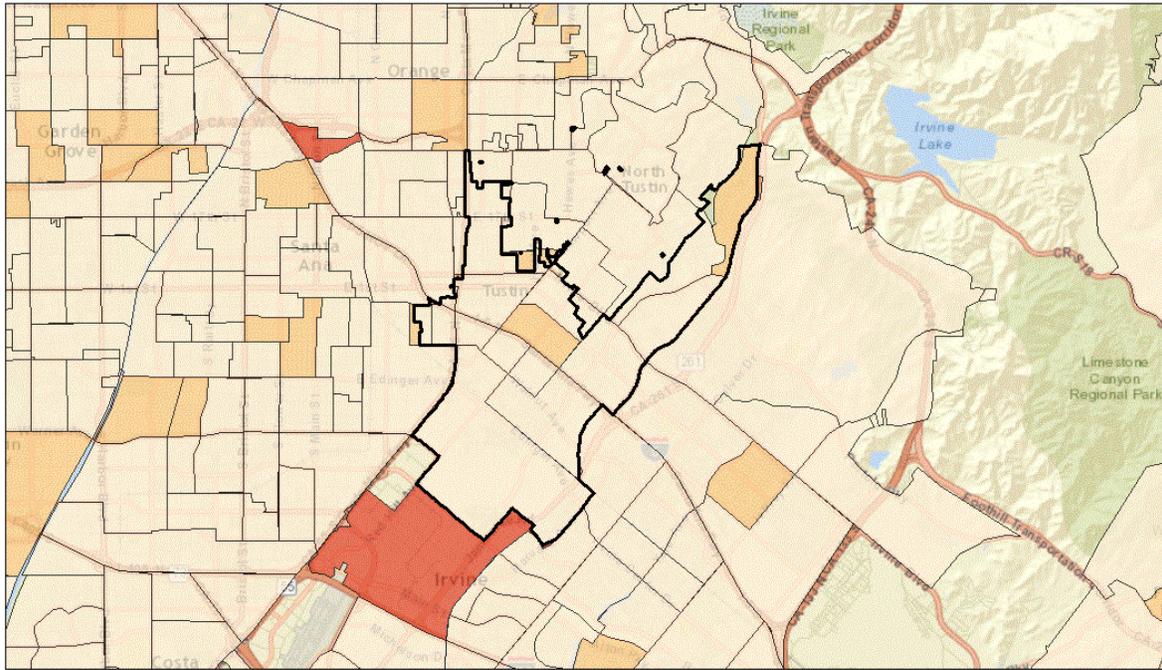
April 13, 2015

Override 1 ELIHHWith Substandard Housing
T3_LE30_SUBST_PCT
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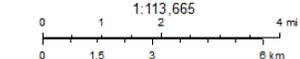
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CPD Maps - Percent of Extremely Low Income Households with Substandard Housing

CPD Maps - Percent of Low Income Households with Substandard Housing



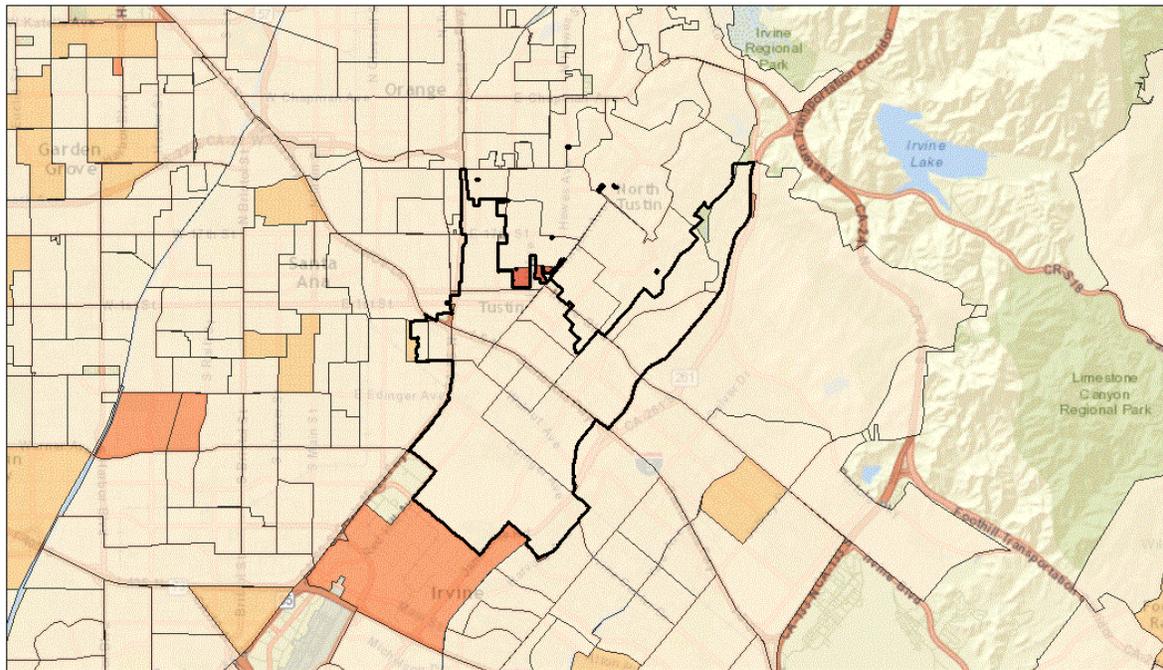
April 13, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, NETI, Esri, China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

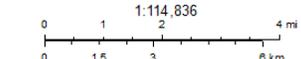
CPD Maps - Percent of Low Income Households with Substandard Housing

CPD Maps - Percent of Extremely Low Income Households with Substandard Housing



April 13, 2015

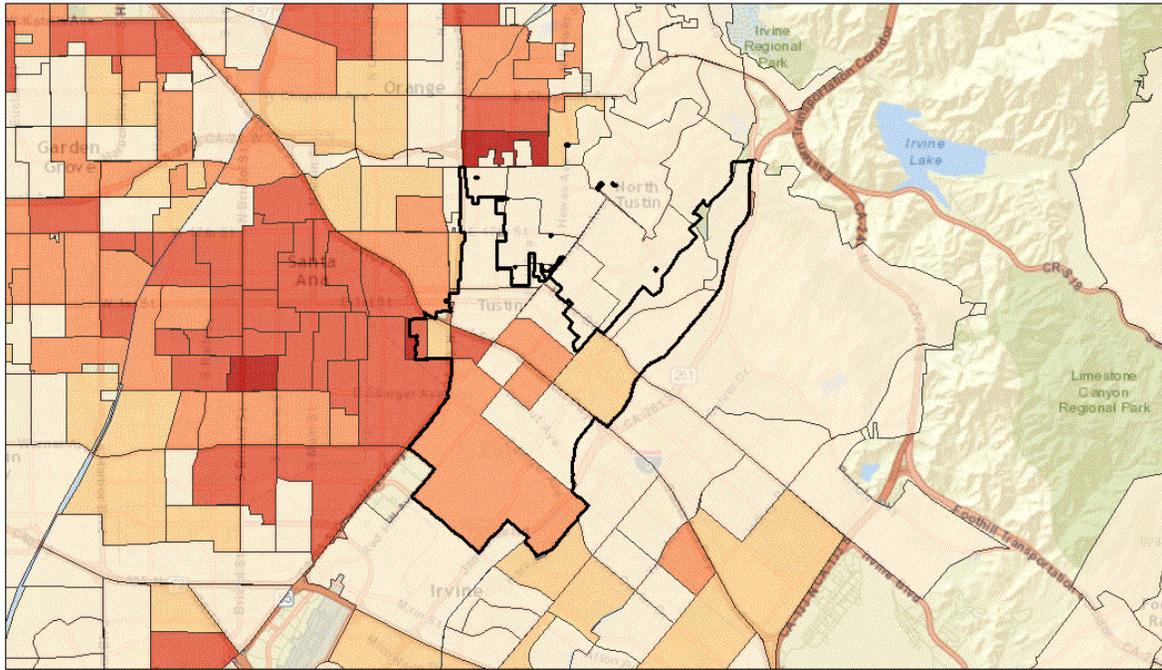
Override 1 ELIHHWith Substandard Housing
T3_LE30_SUBST_PCT
 <5.08%
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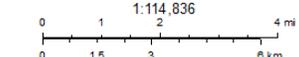
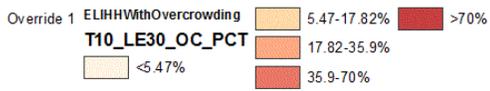
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Percent of Moderate Income Households with Substandard Housing

CPD Maps - Percent of Extremely Low Income Households with Overcrowding



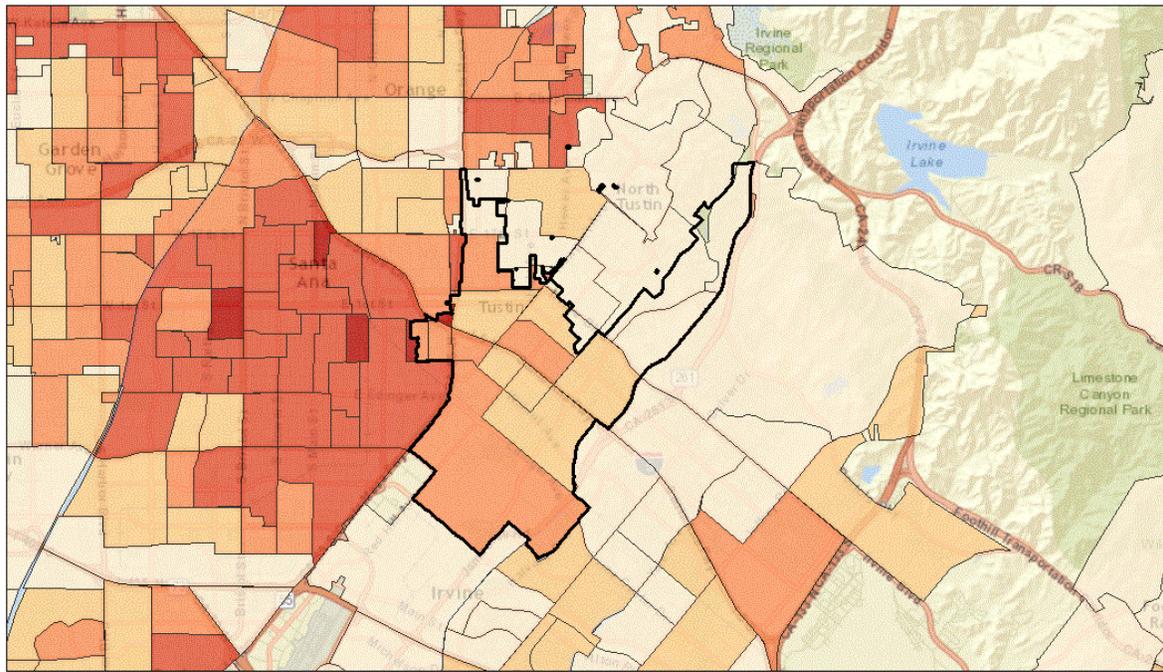
April 13, 2015



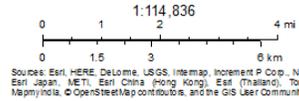
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, (Switzerland), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - Percent of Extremely Low Income Households with Overcrowding

CPD Maps - Percent of Low Income Households with Overcrowding

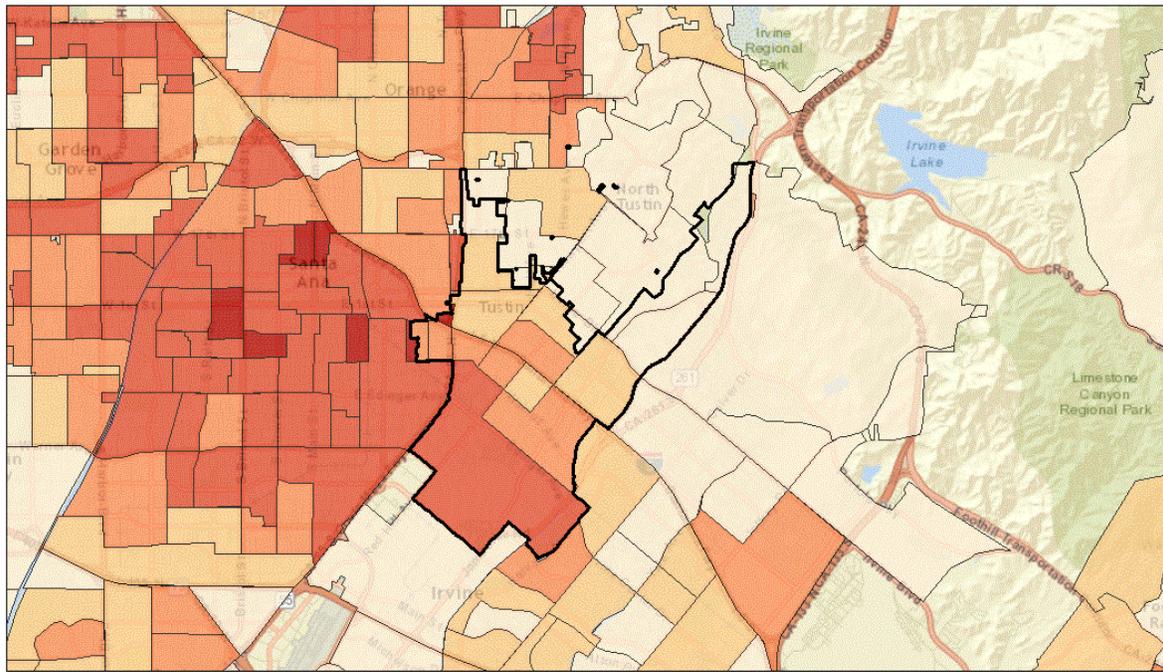


April 13, 2015

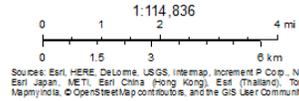


CPD Maps - Percent of Low Income Households with Overcrowding

CPD Maps - Percent of Moderate Income Households with Overcrowding



April 13, 2015



CPD Maps - Percent of Moderate Income Households with Overcrowding

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Tustin's Strategic Plan for the five-year Consolidated Plan cycle outlines where and how CDBG dollars are to be expensed, and the specific priorities and goals that the City has for the allocation of this funding.

During the Consolidated Plan cycle, the City set priorities on needs such as: renovations to Tustin Sports Park; renovations to the Centennial Park Playground; establishing parklets in Old Town; renovations to the Steven's Square parking structure; non-residential historic preservation; extensions to Armstrong and Warner Avenues; improvements on Main Street; sidewalk improvements; work on Peter's Canyon Channel; Barranca Canyon Channel; improvements to Barranca Channel; graffiti abatement; anti-crime programs; youth programs; senior services; Commercial Industrial infrastructure development; Job Creation and Business Incentive Program; Business promotion via City events; Chamber of Commerce partnership; Tustin Legacy signage; marketing Cornerstone; land use and transportation planning; Mayor's Business Recognition Luncheon; Code Enforcement efforts; Planning efforts; and, the Downtown Commercial Core Plan.

Based on the priority needs listed above, the City also has specific five-year goals which are to be met. The goals include strategies for: affordable housing; homelessness; special needs groups; and, non-housing Community Development needs including child care facilities/services, youth centers/services, neighborhood facilities, recreation facilities, parking facilities, infrastructure improvements, public services, senior services, economic development, code enforcement, and planning.

The Strategic Plan additionally outlines the City's method for addressing barriers to affordable housing, its homelessness and anti-poverty strategies, and its methodology for eliminating lead-based paint hazards within the housing stock.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG Low/Mod Census Tract Target Area
	Area Type:	CDBG Low/Mod Census Tract Target Area
	Other Target Area Description:	CDBG Low/Mod Census Tract Target Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area includes the census tracts: 052502, 074406, 074407, 074408, 075505, 075507, 075512, 075513, 075514, 075515, 075701, 075702.
	Include specific housing and commercial characteristics of this target area.	This area has been identified as having a population at least 51% or higher of low/moderate income residents. The housing stock in this area is primarily 30 years old or older, which indicates it may be in need of rehabilitation.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was defined as an "area of low-income concentration" based on HUD's definition of eligible low/moderate income tracts including a population of 51% or higher in the low/moderate income categories.
Identify the needs in this target area.	Needs within this area include affordable housing, child care, improved access to public facilities and services, and infrastructure street/sidewalk improvements.	
What are the opportunities for improvement in this target area?	Opportunities for improvement in this area include providing increased access to services for youth and children, increased access to public facilities such as parks, and improving the conditions of sidewalks and streets.	

	Are there barriers to improvement in this target area?	As CDBG funding is used primarily to benefit persons within the low/moderate income target area, and for projects specifically within the target area, the funding assists in eliminating barriers to improvement for the area.
2	Area Name:	City of Tustin
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City of Tustin boundaries.
	Include specific housing and commercial characteristics of this target area.	Various housing, commercial, and industrial areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area identifies the area in which public services activities take place.
	Identify the needs in this target area.	Needs identified are based on priority needs as identified by the community.
	What are the opportunities for improvement in this target area?	TBD
Are there barriers to improvement in this target area?	Not at this time.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Tustin's CDBG funding is allocated to public services activities, public facilities and improvements, rehabilitation and preservation activities, economic development and program admin activities which directly benefit low/moderate income persons as a majority. Geographically, Tustin's efforts are concentrated within the CDBG Low/Mod Census Tract Target Area which is located in the southwest portion of the City. This Target Area contains census tracts which have been identified by HUD as having at least 51% low/mod income residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Tustin Family and Youth Center
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Strategy for Non-Housing Community Dev. Needs Other Youth Programs
	Description	Conveyance of a child-care/youth center in Tustin Legacy anticipated.
	Basis for Relative Priority	A new child-care/youth center in Tustin Legacy would improve residents' access to affordable child-care and youth services.
2	Priority Need Name	Tustin Sports Park Renovations
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Existing Parks/Recreation Facilities

	Description	Renovation of the existing ball diamonds and multipurpose fields at Tustin Sports Park.
	Basis for Relative Priority	Renovation of the existing ball diamond and multipurpose fields at Tustin Sports Parks would improve the availability of Public Facilities to Tustin residents citywide. These fields are highly used by youth sports groups.
3	Priority Need Name	Southwest Park Site Acquisition
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	New Parks/Recreation Facilities
	Description	Acquisition of a new park site in southwest Tustin (CDBG Low/Moderate Income Census Tract Target Area) is desired. The City hasn't yet identified a parcel for purchase.
	Basis for Relative Priority	Southwest Tustin, which is in the CDBG Low/Moderate Income Census Tract Target Area, would greatly benefit from additional public facilities such as a new park. The current demand for use of the City's parks is high.
4	Priority Need Name	Centennial Park Playground Renovations
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Non-housing Community Development

	Geographic Areas Affected	Citywide
	Associated Goals	Existing Parks/Recreation Facilities
	Description	Renovations to the pedestrian playgrounds surrounding the four major walkways into Centennial Park. Will include removal of the old play equipment and installation of new safe play equipment.
	Basis for Relative Priority	Centennial Park is a heavily-used park, and it is a high priority to ensure the play equipment is up-to-date and safe for children and families to utilize.
5	Priority Need Name	Columbus Tustin Sports Fields Renovation
	Priority Level	Low
	Population	Extremely Low Moderate Middle Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Existing Parks/Recreation Facilities
	Description	Renovation of the existing Columbus Tustin Sports Fields. Renovations to the ball diamonds and multipurpose field desired.
	Basis for Relative Priority	This facility hasn't been updated since 2002, it is heavily used as it is a joint-use facility shared with the School District.
6	Priority Need Name	Columbus Tustin Park Picnic Shelter Replacement
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Existing Parks/Recreation Facilities
	Description	Replacement of picnic shelters at Columbus Tustin Park.
	Basis for Relative Priority	The old shelter no longer serves the needs or demands of the community and is in need of replacement. Making the area more visible from the street and adding lighting is also desirable.
7	Priority Need Name	Old Town Parklets
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	Economic Development Planning Activities
	Description	Parklets to be incorporated into the Old Town area.
	Basis for Relative Priority	This is a high priority need as many of the City's goals and priorities for the next five years include Economic Development. The incorporation of parklets into Old Town Tustin is intended to encourage people to enjoy the Old Town street-scape, increase enjoyment, and visitation to the area as a whole.
8	Priority Need Name	Stevens Square Parking Facility

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	Economic Development Planning Activities
	Description	This upgrade of the Stevens Square Parking Facility is anticipated to include two to three more levels, 300 additional spaces, an elevator, and resurfacing the upper level (81 publically-owned spaces). The upgrade will address ADA accessibiliy.
	Basis for Relative Priority	This is a high priority need as many of the City's goals and priorities for the next five years include Economic Development. The upgrade of the Stevens Square Parking Structure will improve the experience of visitors to the Old Town area by providing additional parking, an aesthetically appealing structure, and ADA accessibility.
9	Priority Need Name	Non-Residential Historic Preservation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	Economic Development Code Enforcement Planning Activities
	Description	Preservation of Tustin's non-residential (commercial) structures within Old Town Tustin.

	Basis for Relative Priority	Presevation of the City's historic commercial properties will assist with economic development efforts, and are part of the City's Planning activities for the next five-year planning cycle within the Downtown Commercial Core Plan project (Old Town Study).
10	Priority Need Name	Other Public Facility Needs
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	New Parks/Recreation Facilities Existing Parks/Recreation Facilities Infrastructure Improvements Economic Development Planning Activities
	Description	Includes other public facility needs throughout Tustin. CDBG funded public facility projects during the 2015-16 Program Year include Old Town Street Improvements and Laurelwood Curb Ramp Construction Project.
	Basis for Relative Priority	Addressing public facility needs especially within the CDBG Low/Moderate Census Tract Target Area will bring improvement to the area.
11	Priority Need Name	Water/Sewer Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide

	Associated Goals	Infrastructure Improvements
	Description	This project includes various well rehabilitation projects at Beneta Way and Columbus Tustin.
	Basis for Relative Priority	As these facilities age, rehabilitation and improvements are necessary.
12	Priority Need Name	Armstrong Avenue
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements
	Description	Street improvements on Armstrong Avenue from Warner to Barranca.
	Basis for Relative Priority	This is a high priority infrastructure need to facilitate transportation throughout the developing Tustin Legacy area.
	13	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Middle Non-housing Community Development
Geographic Areas Affected		CDBG Low/Mod Census Tract Target Area

	Associated Goals	Infrastructure Improvements
	Description	Improvements to Main Street to incorporate traffic calming measures, make the street pedestrian friendly, create a gateway into Old Town Tustin.
	Basis for Relative Priority	This is a high priority need as many of the City's goals and priorities for the next five years include Economic Development. Renovations to Main Street are intended to improve the pedestrian environment, promote walkability to the area, and promote Old Town Tustin as a destination.
14	Priority Need Name	Warner Avenue
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements
	Description	Extension of Warner Avenue from Red Hill to Armstrong Avenue to support infrastructure needs.
	Basis for Relative Priority	This project would serve a high priority infrastructure need through the developing Tustin Legacy Area
15	Priority Need Name	Newport Avenue
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Citywide

	Associated Goals	Infrastructure Improvements
	Description	Phase II of the extension of Newport Avenue.
	Basis for Relative Priority	This road extension would improve ease of access between areas of the City.
16	Priority Need Name	Sewer Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Infrastructure Improvements
	Description	Various sewer improvements to address infrastructure needs throughout the City.
	Basis for Relative Priority	Addressing sewer improvements, especially within the CDBG Low/Moderate Census Tract Target Area, will improve the area.
17	Priority Need Name	Sidewalks
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Infrastructure Improvements

	Description	Improvement and replacement of substandard sidewalks citywide is a high priority infrastructure need. Specifically, in the 2015-16 Program Year, CDBG funding will be allocated to Old Town Street Improvements and the Laurelwood Curb Ramp Construction Project.
	Basis for Relative Priority	Addressing the need for safe or improved sidewalk access, especially within the CDBG Low/Moderate Census Tract Target Area, will bring overall improvement to the area and the City.
18	Priority Need Name	Peters Canyon Channel
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements
	Description	Widening of flood control channel and improvements to connect the Peter's Canyon Trail between Walnut and Warner.
	Basis for Relative Priority	Improvements to the Peters Canyon Channel will provide water quality benefits to the Tustin Legacy area, and the City as a whole. These improvements will also facilitate the appropriate infrastructure to allow development to occur throughout Tustin Legacy. New development in this area has been identified as a high priority to address.
19	Priority Need Name	Barranca Channel Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements
	Description	Replacement of the underground box drain. Barranca Parkway was widened as part of this project, which includes pedestrian and bicycle enhancements.
	Basis for Relative Priority	This project is necessary as part of the overall improvements to Barranca Parkway.
20	Priority Need Name	Barranca Detention Basin
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements
	Description	This detention basin is required to address NPDES requirements at Tustin Legacy and will serve as a BMP during storm events. The landscape will be comprised of California native and adapted species that will not require supplemental water.
	Basis for Relative Priority	This project will assist with facilitating growth throughout Tustin Legacy.
21	Priority Need Name	Other Infrastructure Needs
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Infrastructure Improvements
	Description	Routine maintenance and repair of other infrastructure needs citywide.
	Basis for Relative Priority	The need for other infrastructure improvements should be addressed, especially within the CDBG Low/Moderate Census Tract Target Area.
22	Priority Need Name	Public Service Needs
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Senior Services Strategy for Non-Housing Community Dev. Needs Other Youth Programs Congregate/Home Delivered Meals
	Description	Low priority public service needs include handicapped services, transportation services, substance abuse services, employment training, health services, and other public services needs as needed.
	Basis for Relative Priority	The City will continue to focus its efforts toward increasing public services within the CDBG Low/Moderate Census Tract Target Area.
23	Priority Need Name	Graffiti Abatement

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Graffiti Removal
	Description	Graffiti abatement is a measure to help control blight throughout the City and is considered to be a high priority need.
	Basis for Relative Priority	Maintaining the beauty of Tustin through graffiti removal is a high priority, especially focusing graffiti removal efforts within the CDBG Low/Moderate Census Tract Target Area.
24	Priority Need Name	Anti-Crime Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Strategy for Non-Housing Community Dev. Needs
	Description	Anti-Crime Programs include both crime awareness and other anti-crime programs, workshops, trainings, and events for residents in the community.
	Basis for Relative Priority	Although crime awareness is a high priority citywide, the CDBG Low/Mod Census Tract Target Area is a specific area of focus for crime prevention activities given the increasing population density and increasing need for police services. The population is a potential target for victim related crime which could be prevented through the implementation of crime awareness program.

25	Priority Need Name	Youth Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Strategy for Non-Housing Community Dev. Needs Other Youth Programs
	Description	Youth programs and services include youth centers, child care centers, youth services, and other youth programs.
	Basis for Relative Priority	The City has identified the need for adequate and affordable child care and youth services citywide as a high priority. The Tustin Family Youth Center and the Kids Corner Preschool assist in addressing this priority need. These facilities primarily serve families who reside within the CDBG Low/Moderate Census Tract Target Area in southwest Tustin.
	26	Priority Need Name
Priority Level		Low
Population		Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly
Geographic Areas Affected		CDBG Low/Mod Census Tract Target Area Citywide
Associated Goals		Senior Services Congregate/Home Delivered Meals

	Description	Senior programs includes senior centers, senior transportation and other senior programs.
	Basis for Relative Priority	Area senior services are presently provided through the City's full service senior center located in Old Town Tustin. The City will continue to provide services to seniors, focusing on Low/Moderate Income Clientele (LMC) seniors.
27	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Senior Services Congregate/Home Delivered Meals
	Description	Senior services are currently being provided through the City's full service senior center located in Old Town Tustin. The congregate and home delivered meal programs are facilitated by SeniorServ. This agency has been recommended for three-year CDBG funding for the 2014-2017 program years.
	Basis for Relative Priority	Providing adequate senior services is a high priority for the City including the removal of multicultural and economic limitations and barriers to receiving services. Programs providing senior services include programming at the Senior Center and meals provided by Community SeniorServ.
28	Priority Need Name	Rehabilitation
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	This Economic Development need includes the rehabilitation of publically or privately owned commercial or industrial property.
	Basis for Relative Priority	Rehabilitation of properties citywide, particularly those properties within the Low/Moderate Census Tract Target Area, would aid in the Economic Development of the City overall.
29	Priority Need Name	Commercial/Industrial Infrastructure Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Commercial Industrial Infrastructure Development includes improvements to infrastructure (i.e., roads, parking structures) that will benefit our commercial/industrial properties.
	Basis for Relative Priority	This item is a high priority in that it will further economic development and bring business and commerce to Tustin.
30	Priority Need Name	Other Commercial/Industrial Improvement
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Routine improvements and maintenance to commercial and industrial properties to maintain the aesthetics of the business environment.
	Basis for Relative Priority	Other improvements are an additional measure to bolster Tustin's economic development efforts.
31	Priority Need Name	Micro-enterprise assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Providing assistance to the small business community.
	Basis for Relative Priority	The City's Economic Development Division would like to provide outreach and resources to assist the small business community as part of the City's overall economic development efforts.
32	Priority Need Name	Other Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Includes target defined business areas and assisting with a "shop locally" campaign.
	Basis for Relative Priority	Due to new development with the Tustin Legacy area and the implementation of the Downtown Commercial Core Plan, overall Economic Development is a high priority to be addressed.
33	Priority Need Name	Job Creation and Business Incentive Program
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Economic business incentives in the form of a forgivable loan for a new business hiring one full time equivalent low to moderate-income Tustin resident. The loans are forgivable after two years if the business complies with the program requirements.
	Basis for Relative Priority	This program has currently been allocated CDBG funding and is therefore a high priority to address.
34	Priority Need Name	Old Town Vacant and Underutilized Land Development

	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Economic Development
	Description	This program would promote infill development within vacant parcels and maximize the economic potential of existing properites.
	Basis for Relative Priority	This program aligns with the Downtown Commercial Core Plan Project throughout Old Town and is therefore a priority to address.
35	Priority Need Name	Business Promotion via City Events
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Coordinate City events to promote local restaurants, wineries, and microbreweries, and to recruit restaurants/microbreweries to Tustin.
	Basis for Relative Priority	Business Promotion via City Events is a high priority toward supporting commerce and the economic development of the City overall.
36	Priority Need Name	Social Media
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Utilize social media outlets to promote Tustin businesses.
	Basis for Relative Priority	Increased use of social media to promote the business environment within Tustin.
37	Priority Need Name	Chamber of Commerce Partnership
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Partner with the Tustin Chamber of Commerce to host workshops for local businesses and create a Tustin Visitors Bureau.
	Basis for Relative Priority	This is a high priority to promote economic development and continue to work toward cultivating the business community.
38	Priority Need Name	Tustin Legacy Signage
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	In an effort to enhance the marketing and branding of the Tustin Legacy area both temporary and permanent sign programs should be established.
	Basis for Relative Priority	In anticipation of the continuing build-out of the Tustin Legacy area during this five-year planning period, it has been identified as a high priority to market and brand the area through both temporary and permanent signage.
39	Priority Need Name	Marketing Cornerstone
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	The marketing of the Cornerstone 1 & 2 areas within Tustin Legacy in a concentrated effort to promote development within the area.
	Basis for Relative Priority	Development of the Cornerstone 1 & 2 parcels would be establish a new anchor in the Tusitn Legacy area, and improve the economic development market within the area as a whole.
40	Priority Need Name	Land Use and Transportation Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development Planning Activities
	Description	Land use and transportation planning within Tustin Legacy to create a destination.
	Basis for Relative Priority	Overall land use and transportation planning within Tustin Legacy would continue to promote the area as a destination for visitors and make the area increasingly accessible to cyclists, pedestrians, and vehicles.
41	Priority Need Name	Tustin Hangar
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Study the viability of the Tustin hangar as a focal point for destination development in Tustin Legacy.
	Basis for Relative Priority	Adaptive reuse of the hangar would further promote the Tustin Legacy area as a destination for visitors.
42	Priority Need Name	Parking Business Improvement District
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Establish a Parking Business Improvement District within the Tustin Auto Center to expand parking to meet there inventory needs thus facilitating additional sales.
	Basis for Relative Priority	This is a priority need toward improving the business climate and commerce in the City.
43	Priority Need Name	Business Resources
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Provide resources (i.e. Commercial Property Search and Tools for businesses) through the City's website.
	Basis for Relative Priority	Creating a business environment that is easy to navigate for business-owners aims to incentivize bringing business to Tustin.
44	Priority Need Name	Mayor's Business Recognition Luncheon
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	City of Tustin to host a luncheon to recognize local businesses
	Basis for Relative Priority	This is a high priority need to continue to cultivate a strong business community within Tustin.
45	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Code Enforcement
	Description	Code Enforcement activities are conducted citywide; however, CDBG funding is allocated only toward Code Enforcement activities within the CDBG Low/Mod Census Tract Target Area.
	Basis for Relative Priority	Property maintenance issues are of significant importance to the community as the majority of residential, commercial, and industrial structures in the target area are at least 25 years in age. Absentee property owners and declining rent structures have contributed to delayed property maintenance in many cases. Active code enforcement is needed to ensure that properties are properly maintained in accordance with City standards.
46	Priority Need Name	Planning

	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Planning Activities
	Description	Planning and administrative services for the CDBG program.
	Basis for Relative Priority	This is a high priority need, as staff services are required to administer the CDBG program.
47	Priority Need Name	Downtown Commercial Core Plan
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	Planning Activities
	Description	The goal of the DCCP is to develop a planning document which will facilitate a greater understanding and “sense of place” for the traditional center of Tustin; define strategies to enhance Old Town; create a pedestrian oriented community; revitalize the City’s commercial core, protect community resources; improve connectivity and access roads; and, attract new businesses.
	Basis for Relative Priority	This is a project which has received CDBG funding in prior program years, and is proposed to receive additional funding in the upcoming 2015-16 program year. The Downtown Commercial Core Plan is intended to increase the vitality of the Old Town Area, which is included in the CDBG Low/Moderate Census Tract Target Area.

48	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Preservation of At-Risk Rental Units First-Time Homebuyer / Workforce Housing New Housing Construction Mortgage Credit Certification
	Description	Variety of housing assistance to be provided to Tustin residents including: preservation of at-risk rental units; first-time homebuyer/workforce housing; new housing construction; and mortgage credit certification.
	Basis for Relative Priority	Providing adequate housing throughout the City of Tustin has been identified as a high priority to address.
49	Priority Need Name	Homeless Needs & Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide

	Associated Goals	Strategies to Address Homelessness Transitional Housing
	Description	Addressing the needs of the homeless including providing housing for veterans, transitional housing, and other supportive services.
	Basis for Relative Priority	Providing homeless assistance, specifically housing for homeless veterans, has been identified as a high priority need.

Narrative (Optional)

During this five-year Consolidated Plan cycle, the City of Tustin places a high priority on needs such as: renovations to Tustin Sports Park; renovations to the Centennial Park Playground; establishing parklets in Old Town; renovations to the Steven's Square parking structure; non-residential historic preservation; extensions to Armstrong and Warner Avenues; improvements on Main Street; sidewalk improvements; work on Peter's Canyon Channel; Barranca Canyon Channel; improvements to Barranca Channel; graffiti abatement; anti-crime programs; youth programs; senior services; CI infrastructure development; Job Creation and Business Incentive Program; Business promotion via City events; Chamber of Commerce partnership; Tustin Legacy signage; marketing Cornerstone; land use and transportation planning; Mayor's Business Recognition Luncheon; Code Enforcement efforts; Planning efforts; and, the Downtown Commercial Core Plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Tustin does not utilize HOME funds for Tenant Based Rental Assistance. Rental assistance via Section 8 Vouchers are provided to Tustin residents through the Orange County Housing Authority.
TBRA for Non-Homeless Special Needs	See response above; TBRA provided through the Orange County Housing Authority.
New Unit Production	The dissolution of Tustin's Redevelopment Agency has limited the use of City funding toward new unit production.
Rehabilitation	The dissolution of Tustin's Redevelopment Agency has limited the use of City funding toward rehabilitation.
Acquisition, including preservation	The dissolution of Tustin's Redevelopment Agency has limited the use of City funding toward acquisition, including preservation.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

There are several potential sources of funding that might enable the City of Tustin to address housing and community development priority needs and the specific objectives identified in the Strategic Plan component of the Consolidated Plan; however, as a result of the lower levels of State and federal funding than in prior years, actual financial resources currently available to the City are somewhat limited. The dissolution of the City's Redevelopment Agency has further impacted available funding for priority needs. Nonetheless, throughout the fiscal year, the City will pursue additional funding opportunities.

The City's aim is to leverage, to the maximum extent feasible, the use of available federal, State, and local funds in an effort to create a viable community, develop new affordable housing opportunities, and maintain and preserve existing housing. To ensure the financial feasibility of a project, the City will consider the use of funds from other sources, such as the City's Housing Authority set-aside funds, to further affordable housing and community development goals whenever a match, grant, or loan is necessary or appropriate.

Within Section SP-45 (Goals Summary) of the Consolidated Plan, the City's estimates for CDBG funding and General Fund monies are provided in addressing each goal.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	711,414	0	0	711,414	2,845,656	CDBG Funding will be used to assist Low/Mod income residents through services and projects within the CDBG Low/Mod Census Tract Target Area.
General Fund	public - local	Economic Development Housing Public Improvements Public Services	24,654,800	0	0	24,654,800	98,619,200	General Fund monies will be used to address high priority needs not covered by CDBG funding. See Section SP-45 (Goals Summary) for estimates on expenditures for General Fund money.
Other	public - local	Housing	150,000	0	0	150,000	450,000	Housing Authority funding to cover costs of administering the City's housing programs.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding will be used to provide services to low/mod income persons, the special needs community, economic development, and address slum and blight within the CDBG low/mod census tract target area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Tustin maintains affordable units which are available to the low/moderate income population, including housing for veterans.

Discussion

No further discussion regarding anticipated resources at this time.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BOYS AND GIRLS CLUB OF TUSTIN	Subrecipient	Non-homeless special needs public services	Jurisdiction
COMMUNITY SENIORSERV	Subrecipient	Non-homeless special needs public services	Region
MERCY HOUSE TRANSITIONAL LIVING CENTERS	Subrecipient	Homelessness	Region
Olive Crest Treatment Centers, Inc.	Subrecipient	Homelessness	Region
LAUREL HOUSE	Non-profit organizations	Homelessness	Jurisdiction
HUMAN OPTIONS, INC.	Non-profit organizations	Homelessness	Jurisdiction
Fair Housing Foundation	Non-profit organizations	Planning	Jurisdiction
Orange County Housing Authority	Public institution	Ownership Rental	Region
ORANGE COUNTY HEALTH CARE AGENCY	Public institution	public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In its current configuration, the City's institutional structure is well balanced in offering opportunities to various agencies and organizations. The City actively encourages a system for sharing resources and information through networking with other organizations such as federal, state, county, and local non-profit agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Tustin has many resources targeting homeless persons such as the Orange County Rescue Mission, Village of Hope, Tustin Family Campus, Human Options, Mercy House, Olive Crest, and Laurel House. These services range from supportive housing, transitional housing, to emergency shelters for abused women and children. The Orange County Public Health Care Agency provides services to persons with HIV/AIDS. Services offered include case management services, dental services, food assistance services, HIV housing services; HIV partner services, HIV prevention/education services, HIV testing services, hotlines/help lines, legal services, medical services, mental health services, other local resources, substance abuse resources, and transportation services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Tustin maintains a supportive system in collaboration with local, county, state, and federal organizations to eliminate gaps in services and continue an effective delivery system for the special needs population and persons experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Tustin overcomes its largest gap in delivery of programs with its recognition as an entitlement City. This enables the City to implement programs that previously went unfunded or underfunded.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of At-Risk Rental Units	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$0	Other: 100 Other
2	First-Time Homebuyer / Workforce Housing	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$300,000	Other: 50 Other
3	New Housing Construction	2015	2019	Affordable Housing	City of Tustin	Housing	General Fund: \$240,000	Homeowner Housing Added: 2 Household Housing Unit
4	Mortgage Credit Certification	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$0	Other: 10 Other
5	Strategies to Address Homelessness	2015	2019	Homeless	City of Tustin	Homeless Needs & Supportive Services	CDBG: \$50,000 Housing Authority: \$300,000	Homeless Person Overnight Shelter: 1096 Persons Assisted
6	Transitional Housing	2015	2019	Affordable Housing Homeless	City of Tustin	Homeless Needs & Supportive Services	Housing Authority: \$0	Other: 75 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Senior Services	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Public Service Needs Senior Programs Senior Services	General Fund: \$322,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
8	Strategy for Non-Housing Community Dev. Needs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Tustin Family and Youth Center Public Service Needs Anti-Crime Programs Youth Programs	General Fund: \$2,250,000	Other: 2 Other
9	Other Youth Programs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Tustin Family and Youth Center Public Service Needs Youth Programs	CDBG: \$237,665 General Fund: \$550,000	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
10	New Parks/Recreation Facilities	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Southwest Park Site Acquisition Other Public Facility Needs	General Fund: \$700,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Existing Parks/Recreation Facilities	2015	2019	Non-Housing Community Development	City of Tustin	Tustin Sports Park Renovations Columbus Tustin Sports Fields Renovation Columbus Tustin Park Picnic Shelter Replacement Other Public Facility Needs Centennial Park Playground Renovations	General Fund: \$3,095,000	Other: 3 Other
12	Infrastructure Improvements	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Other Public Facility Needs Water/Sewer Improvements Armstrong Avenue Main Street Sidewalks Peters Canyon Channel Barranca Channel Improvements Barranca Detention Basin Other Infrastructure Needs Warner Avenue Newport Avenue Sewer Improvements	CDBG: \$1,872,100 General Fund: \$103,500,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Graffiti Removal	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Graffiti Abatement	CDBG: \$170,895 General Fund: \$1,000,000	Other: 15000 Other
14	Congregate/Home Delivered Meals	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Public Service Needs Senior Programs Senior Services	CDBG: \$75,000	Other: 1500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Economic Development	2015	2019	Non-Housing Community Development	City of Tustin	Old Town Parklets Stevens Square Parking Facility Non-Residential Historic Preservation Other Public Facility Needs Rehabilitation Commercial/Industrial Infrastructure Development Other Commercial/Industrial Improvement Micro-enterprise assistance Other Economic Development Job Creation and Business Incentive Program Old Town Vacant and Underutilized Land Development Business Promotion via City Events Social Media Chamber of Commerce Partnership Tustin Legacy Signage Marketing Cornerstone Land Use and Transportation Planning Tustin Hangar Public Parking	General Fund: \$5,270,000	Other: 10 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Code Enforcement	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Non-Residential Historic Preservation Code Enforcement	CDBG: \$440,000 General Fund: \$337,000	Other: 500 Other
17	Planning Activities	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Old Town Parklets Stevens Square Parking Facility Non-Residential Historic Preservation Other Public Facility Needs Land Use and Transportation Planning Downtown Commercial Core Plan	CDBG: \$711,410 General Fund: \$6,010,000	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of At-Risk Rental Units
	Goal Description	Involves the preservation of existing affordable units. Anticipated to preserve 100 existing affordable units during this Consolidated Plan Cycle.

2	Goal Name	First-Time Homebuyer / Workforce Housing
	Goal Description	Project involves first-time homebuyer and/or foreclosure negotiated purchase. Anticipated to provide 50 housing units during this Consolidated Plan Cycle.
3	Goal Name	New Housing Construction
	Goal Description	Involves the construction of new affordable housing units by Habitat for Humanity. Anticipated to provide two new housing units during this Consolidated Plan Cycle.
4	Goal Name	Mortgage Credit Certification
	Goal Description	The MCC (Mortgage Credit Certification) Program reduces the federal income taxes paid by first time homebuyers. Eligible first time homebuyers receive a tax credit, reducing the amount of their federal income tax by 15% of the annual interest they pay on their mortgage. Program participants have the option to utilize their tax credit immediately and reduce the current amount of federal income tax withheld from their wages. The tax credit may also assist in qualifying for a home loan. Anticipated to assist 10 households during this Consolidated Plan Cycle.
5	Goal Name	Strategies to Address Homelessness
	Goal Description	Supportive services that are supportive and ancillary to homeless needs. Includes implementation of the Homeless Housing Partnership Program, Section 8 Rental Assistance, and Administrative support for affordable housing activities. Anticipated to assist 1,096 homeless individuals during this Consolidated Plan Cycle.
6	Goal Name	Transitional Housing
	Goal Description	New transitional housing units to be provided at the Village of Hope, along with the rehabilitation of existing units to be used for veterans housing. Anticipated to provide 67 new units through the Village of Hope, and 8 new units through the Orange County Rescue Mission, specifically for veterans and their families.
7	Goal Name	Senior Services
	Goal Description	Senior Services provided at the Tustin Area Senior Center. Anticipated to assist 10,000 individuals at the Senior Center during this Consolidated Plan Cycle.

8	Goal Name	Strategy for Non-Housing Community Dev. Needs
	Goal Description	Support the development of services and programs to serve the children and youth of the community especial those in the Low/Mod Income Census Tract Target Area. Development of a new Youth/Child Care center in the Tustin Legacy area anticipated. Anticipated to maintain two facilities during this Consolidated Plan Cycle.
9	Goal Name	Other Youth Programs
	Goal Description	Programming at the Tustin Family Youth Center and Kids Corner Preschool serving youth in the Low/Moderate Census Tract Area. Anticipated to serve 7,500 children/youth during this Consolidated Plan Cycle.
10	Goal Name	New Parks/Recreation Facilities
	Goal Description	Development of new parks and / or recreation facilities to serve the community, specifically within the Low/Mod Census Tract Area. The City desires to acquire one new park site in the CDBG Low/Moderate Census Tract Target Area during this Consolidated Plan Cycle.
11	Goal Name	Existing Parks/Recreation Facilities
	Goal Description	Support the improvement of existing facilities to serve the community, especially within the Low/Moderate Census Tract Target Area. Anticipated to maintain/rennovate three existing parks facilities during this Consolidated Plan Cycle.
12	Goal Name	Infrastructure Improvements
	Goal Description	Promote the improvement of existing infrastrucutre and the creation of new infrastructure where such infrastrucutre is nonexistant or inadequate. Includes water services improvements, traffic and transportation improvements, pedestrian and bikeway improvements, storm drain improvements, landscape and irrigation improvements, and other public facilities improvements. Anticipated to complete five infrastructure improvements during this Consolidated Plan Cycle, with a portion of these improvements being located within the CDBG Low/Moderate Census Tract Target Area including the Old Town Street Improvements and Laurelwood Curb Ramp Construction.
13	Goal Name	Graffiti Removal
	Goal Description	Abatement of graffiti with CDBG funding to be used only for graffiti removal expenses within the CDBG Low/Mod Census Tract Target Area. Anticipated to remove 15,000 incidents of graffiti during this Consolidated Plan Cycle.

14	Goal Name	Congregate/Home Delivered Meals
	Goal Description	Congregate meals served at the Senior Center and home-delivered meals brought to home-bound seniors. Anticipated to serve 1,500 meals during this Consolidated Plan Cycle primarily to seniors within the CDBG Low/Moderate Census Tract Target Area.
15	Goal Name	Economic Development
	Goal Description	Various economic development programs and outreach to create jobs, provide job training, career transition assistance, and enhance the vitality of the community. Anticipated to maintain 10 economic development programs during this Consolidated Plan Cycle.
16	Goal Name	Code Enforcement
	Goal Description	Partial funding for one Code Enforcement Officer salary for work conducted within the CDBG Low/Mod Census Tract Target Area. Anticipated to work through 500 code enforcement cases during this Consolidated Plan Cycle.
17	Goal Name	Planning Activities
	Goal Description	Planning activities including administrative costs and implementation of the Downtown Commercial Core Plan. Anticipated to conduct one planning study during this Consolidated Plan Cycle.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Tustin does not utilize HOME funding.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Tustin does not have any public housing units, nor does the Orange County Housing Authority (OCHA) maintain this type of dwelling unit inventory, as it is defined by HUD regulations. However, the City participates in OCHA's tenant-based Section 8 program and maintains other types of assisted housing inventory. Currently, there are 342 Tustin households receiving Section 8 certificates and vouchers through OCHA.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

Not applicable to the City of Tustin.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers or impediments to affordable housing are caused when the incentive to develop this housing is removed due to excessive development costs or the lack of community commitment. Some development costs are motivated by economic conditions and other issues that affected the real estate market, and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state and local governments, and the “Not In My Back Yard” (NIMBY) phenomenon.

Although federal and state environmental regulations are implemented at the local level, these policies have and seem to continue to add to the cost of development. Public policy and community issues that may potentially affect the cost of development and housing projects within the City include the following:

- Land use development
- Cost of labor and materials
- Cost of land
- Environmental problems (wastewater, floodplains, and capacity)
- Deed restrictions and covenants

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As stated in the Consolidated Plan, the City has adopted indirect assistance programs to address negative impacts created by barriers to affordable housing. The programs listed below are identified as the means by which the City of Tustin will address barriers to affordable housing:

- Second Units
- Deed Restrictions
- Fees, Extractions, and Permit Procedures
- Environmental Constraints
- Pre-application Conferences
- Shared Housing
- Permit Processing and Coordination
- Section 8 Rental Assistance
- Housing Referral Program
- Density Bonus Program
- Mixed Use Zoning

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Available statistics currently indicate that the City of Tustin does not have a significant population nor subpopulation of homeless persons or homeless families with children. The City anticipates that homeless persons and homeless persons with children will be assisted on an as needed basis by making appropriate referrals to organizations or agencies that provide shelter, food and other services for homeless persons and homeless families with children.

However, the City of Tustin recognizes that homelessness is a regional issue which needs to be addressed by all jurisdictions regardless of individual circumstances. The City of Tustin's Comprehensive Housing Affordability Strategy (CHAS) for 2008-2018 identifies the Homeless Housing Partnership Program. The Homeless Housing Partnership program provides assistance for supportive housing and supportive services to help homeless persons and families transition from homelessness to living as independently as possible. The Homeless Housing Partnership Program includes 192 transitional housing units at the Village of Hope campus (operated by the Orange County Rescue Mission) to facilitate the movement of homeless individuals and families to permanent housing within 24 months and supportive services designed to address the special needs of homeless persons.

To address the regional needs of homeless individuals and families, the City of Tustin participates in the Continuum of Care (CoC) program sponsored through the County of Orange. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing. An important element of meeting this objective is to fund projects that will meet the Department's goal of ending chronic homelessness.

Since the year 2000, the County of Orange has coordinated an "Associated Application" for homeless assistance on behalf of all jurisdictions and agencies in the County of Orange who wished to participate. The County of Orange/Housing and Community Services Department (HCS) is responsible for oversight, planning and coordination of the Continuum of Care Strategy, application process, and project evaluation and prioritization.

A Continuum of Care system is developed through a community-wide process involving nonprofit organizations, government agencies, other homeless providers, housing developers, services providers, private foundations, neighborhood groups, and homeless or formerly homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter and transitional housing needs for the City of Tustin's homeless population is addressed through the County of Orange's Continuum of Care Program.

The Orange County Continuum of Care (CoC) system consists of five basic components:

1. Advocacy on behalf of those who are homeless or at-risk of becoming homeless and to ensure social justice is maintained for all residents regardless of socio-economic status;
2. A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless;
3. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing finders;
4. Transitional housing with appropriate supportive services to help those homeless individuals and families who are not prepared to make the transition to permanent housing and independent living; and
5. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.

The 2009 Continuum of Care SuperNOFA is designed to fund the following components in the Orange County Continuum of Care system for homeless individuals and families: (1) homeless outreach and assessment, (2) transitional housing and appropriate supportive services, and (3) permanent housing or permanent supportive housing, and 4) HMIS. The remaining components of the Orange County's system of care are funded through a variety of other sources.

In conjunction with the CoC, each year, the County of Orange conducts a regional homeless needs assessment. Hundreds of homeless shelters and service providers throughout the County are surveyed to count:

- Existing inventory of beds and services
- Number of homeless
- Homeless demographics
- Housing Authority "waiting list" statistics
- Social Services Agency welfare statistics
- Health Care Agency statistics for homeless
- Other regional data

In addition, the City of Tustin has five transitional or emergency shelters within the City. They are the Orange County Rescue Mission Village of Hope facility, Sheepfold, Laurel House, Human Options, and Olive Crest.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Homeless Housing Partnership program provides assistance for supportive housing and supportive services to help homeless persons and families transition from homelessness to living as independently as possible. The Homeless Housing Partnership Program includes 192 transitional housing units at the Village of Hope campus (operated by the Orange County Rescue Mission) to facilitate the movement of homeless individuals and families to permanent housing within 24 months and supportive services designed to address the special needs of homeless persons.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The following strategy not only addresses the City of Tustin's efforts to assist individuals and families in avoiding becoming homeless, but addresses the overall strategy for assisting the homeless with individual needs, transitional housing needs, and permanent housing needs. The strategy addresses the following:

1. Helping low-income families avoid becoming homeless.
2. Reaching out to homeless persons and assessing their individual needs.
3. Addressing the emergency shelter and transitional housing needs of homeless persons.
4. Helping homeless persons make the transition to permanent housing and independent living.

The City of Tustin will meet these needs of homeless persons and homeless families with children through the following strategies:

1. Continue to refer homeless persons and homeless families with children to service agencies and organizations;
2. Support agencies which provide shelter and other services to the homeless through financial contributions funded through the CDBG Program.
3. Provide for and support the establishment of a homeless accommodation strategy in the reuse of Marine Corps Air Station, Tustin. The City of Tustin has prepared a Reuse/Specific Plan for Marine Corps Air Station (MCAS) Tustin, which was closed July 1999. The Reuse Plan provides the following fundamental guiding principles:

a. Coordination and cooperation among the Cities of Tustin and Irvine, support service providers, school districts and advocates for the homeless should be promoted.

b. Creating a program and service system separate from the mainstream is inefficient and not consistent with the concept of breaking the cycle of homelessness.

c. Established public and private providers should be used for delivery on-site or off-site (by contracting and visiting clinical personnel) of certain program and services. This should be the preferred approach and will assist in the streamlining and consolidation of existing programs.

d. Linkages with job-training, employment and education should be encouraged.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Although accurate information is not available and no formal assessment has been prepared, Tustin is required to estimate the number of housing units within the City that are occupied by low-income or moderate income households that may have Lead Based Paint (LBP) hazards. However, without an actual survey of units in the City, the numbers of units with actual hazards (physical, chemical, etc.) is difficult to determine. Instead, the following discussion and Table 9 within the Housing Market Analysis section of this Consolidated Plan, provides an estimate of the number of units that may possibly contain LBP based on percentages typically found within the housing stock. In deriving this estimate, a review of housing unit age data from the 2007-2011 ACS and 2007-2011 CHAS was utilized. The data states that of the total units built before 1980, 6,358 or 48% of owner-occupied units and 7,651 or 65% of renter-occupied units are at risk for LBP hazards. In addition, in housing units built before 1980 with children present, 1,350 or 10% of owner occupied units and 790 or 7% of renter-occupied units are at risk.

To address the potential threat of lead-based paint within homes in Tustin, the City will implement into its housing policies over the next five years the following:

- Include lead-based paint hazard reduction as an eligible rehabilitation activity through the City's CDBG grant program.
- Review existing regulations, housing and rehabilitation codes to assure lead-based paint hazard reduction is incorporated.
- Require testing and hazard reduction in conjunction with rehabilitation.
- Require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

How are the actions listed above related to the extent of lead poisoning and hazards?

Despite the use of the above methodology, the City believes that it is highly unlikely that the estimated total of 14,009 units, contain LBP hazards. The properties most at risk are those with deteriorated units, particularly those with leaky roofs and plumbing. The Census also revealed that rental properties in Tustin built between the years of 1940-1959 have the largest percentage (55 percent) of lower income households occupying them. This may give indication to the greatest area of need for assessment (approximately 154 units).

According to the Orange County Public Health - Epidemiology Division, the City of Tustin had six persons who reported incidents of lead poisoning between 1990 and 2000. Between 2000 and 2009 the City of Tustin had five cases of children under the age of 16 who met the case definition of requiring a home visit and environmental investigation for the presence of elevated lead levels. It can also be assumed

that lower income households often occupy older, lower cost housing units, and residents occupying older housing units experience the highest incidence of lead based poisoning.

How are the actions listed above integrated into housing policies and procedures?

To address the potential threat of lead-based paint within homes in Tustin, the City will implement into its housing policies over the next five years the following:

- Include lead-based paint hazard reduction as an eligible rehabilitation activity through the City's CDBG grant program.
- Review existing regulations, housing and rehabilitation codes to assure lead- based paint hazard reduction is incorporated.
- Require testing and hazard reduction in conjunction with rehabilitation.
- Require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Tustin does not have a formally adopted Anti-Poverty Strategy. However, the City's Housing Element includes several goals, policies and programs designed to provide adequate, safe and affordable housing for all segments of the population. Five of the six goals within the Housing Element deal with ensuring that housing is affordable to all segments of the City's population. The City has adopted corresponding policies and programs to implement the strategies. Attached to this section are the City of Tustin's Anti-Poverty Goals and Policies.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Tustin is and will continue to be home to persons requiring a variety of housing options. At different stages in their lives, people require different housing arrangements. Additionally, the City must respond to the housing needs of all economic segments of community and ensure that housing discrimination does not serve as a barrier to housing in Tustin. It is also important that the City maintain a balance of housing types and that the City's housing stock is not overly skewed towards the provision of one type of housing. Finally, the continuing need for low income housing in the region requires the City attempt to preserve low-income housing units that are at risk of converting to other uses.

Anti-Poverty Goals and Policies Part I

Goal 1: Provide an adequate supply of housing to meet the need for a variety of housing types to meet the diverse socio-economic needs of all community residents.

Policy 1.1: Promote the construction of additional dwelling units to accommodate Tustin's share of regional housing needs identified by the Southern California Association of Governments (SCAG), in accordance with adopted land use policies.

Policy 1.2: Pursue smart grown principles by supporting the construction of higher density housing, affordable housing, and mixed use development (the vertical and horizontal integration of commercial and residential uses) in proximity to transit, services, shopping, schools, senior centers and recreational facilities, where possible.

Policy 1.3: Consider site scoring, income targeting, and other selection criteria for competitive funding sources for affordable housing, such as Low Income Housing Tax Credits, when allocating Agency resources for affordable housing to maximize leverage of local funds.

Policy 1.4: Continue to implement best practices for developer selection, project underwriting and due diligence for affordable housing developments that receive financial and other assistance to ensure long-term viability of affordable housing and to ensure the maximized leverage of local resources.

Policy 1.5: Preserve affordable housing units, where possible, through actions such as the maintenance of a mobile home park zone, restrictions on R-3 zone uses, facilitating resident access to funding sources for preservation low income housing and of assisted housing.

Policy 1.6 Promote the dispersion and integration of housing for low- and very-low income families throughout the community as opposed to within any particular geographic area, neighborhood, or project.

Policy 1.7: Encourage the County of Orange to exercise its responsibilities for housing accommodations for low- and very-low income families within Tustin's sphere of influence.

Policy 1.8: Allow second (attached/detached) units in single- and multi-family districts consistent with the Tustin City Code.

Policy 1.9: Utilize Planned Community Districts and Specific Plans to authorize and promote a variety of lot sizes and housing types.

Anti-Poverty Goals and Policies Part II

Policy 1.10: Promote cluster housing consistent with General Plan land use density standards to reduce the cost of housing construction.

Policy 1.11: Encourage the availability of affordable housing for special needs households, including large, low-income families. Special needs households include the elderly, large families, female-headed households, households with a disabled person, and the homeless.

Policy 1.12: Encourage incentives to assist in the development of affordable housing such as 1) reducing permit processing time and waiving or reducing applicable permit fees; 2) on-site density bonuses when appropriate; 3) tax-exempt financing including continuing to make use of the City's membership in the California Statewide Communities Development Authority to provide opportunities for developer assistance in pre-development and development financing of affordable housing programs;

4) flexibility in zoning or development standards; and 5) other financial incentives using Tustin Community Redevelopment Agency housing set-aside funds and a variety of special State and Federal grant and housing programs.

Policy 1.13: Encourage the design and occupancy of housing for senior citizens and the disabled. Promote the construction or rehabilitation and adoption of dwelling units accessible to seniors and/or the disabled.

Policy 1.14: Provide continued support for the County Homeless Assistance Program and other homeless assistance programs within Tustin and in adjacent cities, including the continued use of the City's membership in California Statewide Communities Development Authority to issue private activity mortgage bonds in support of these programs.

Policy 1.15: Encourage the provision of grants and technical assistance to various organizations and agencies that provide assistance to persons with special needs such as the homeless, disabled, low-income, and elderly persons.

Policy 1.16: Participate in federal and state housing assistance and rehabilitation programs aimed at assisting households in need.

Policy 1.17: Utilize design criteria in evaluating projects to ensure compatibility with surrounding developments, while taking into consideration ways to minimize housing costs.

Policy 1.18: Promote and encourage non-profit and for-profit private sector interests to use available federal and state programs for new or rehabilitated affordable housing.

Policy 1.19: Support state-enabling legislation for employers to contribute to the cost of housing for their employees.

Anti-Poverty Goals and Policies Part III

Goal 2: Ensure equal housing opportunities for all existing and future City residents regardless of race, religion, ethnicity, sex, age, marital status or household composition.

Policy 2.1: Promote equal opportunity housing programs within the community.

Policy 2.2: Provide active support to provide fair housing opportunities.

Policy 2.3: Support programs to match elderly and low- and moderate-income individuals who want to share housing costs in a joint living arrangement.

Policy 2.4: Support public and private efforts to eliminate all forms of discrimination in housing.

Policy 2.5: Minimize displacement of lower income and special needs households, whenever possible, to ensure that displacement is carried out in an equitable manner.

Goal 3: Increase the percentage of ownership housing to ensure a reasonable balance of rental and owner-occupied housing within the City.

Policy 3.1: Encourage new housing construction for homeownership in a mixture of price ranges.

Policy 3.2: Examine existing City home purchasing assistance programs for low- and moderate-income households, including down-payment assistance, and mortgage revenue bond financing, and recommend program modifications to make them more effective in the current housing market.

Policy 3.3: Encourage rental unit conversion and alternative forms of homeownership, such as shared equity ownership and limited equity cooperatives where feasible.

Policy 3.4: Examine existing condominium conversion standards to promote renovation of existing units through rental conversion.

Anti-Poverty Goals and Policies Part IV

Goal 5: Conserve, maintain, rehabilitate and/or replace existing housing in neighborhoods which are safe, healthful and attractive, in accordance with adopted Land Use Policy. Improve the residential character of the City with an emphasis on revitalizing neighborhoods showing signs of deterioration. Promote conservation of the City's sound housing stock, rehabilitation of deteriorated units where they may exist Citywide, and elimination of dilapidated units that endanger the health, safety and well being of occupants.

Policy 5.1: Through available financial incentives, encourage owners of rental housing units which are determined to be substandard, in need of repair and a hazard to the health and safety of the occupants to remove and replace or rehabilitate the structures.

Policy 5.2: Promote the availability of funds for the rehabilitation of single-family dwellings and apartments.

Policy 5.3: Periodically evaluate housing conditions and, when appropriate, address any increase in deteriorated housing conditions.

Policy 5.4: Continue to enforce health, safety, and zoning codes to eliminate conditions which are detrimental to the health, safety and general welfare of residents.

Policy 5.5: Promote preservation of historic and architecturally significant residential properties.

Policy 5.6: Study and revise existing zoning codes, if warranted, to provide flexibility to facilitate additions and improvements to existing historic and architecturally significant residential properties.

Policy 5.7: Review existing guidelines for single- and multi-family rehabilitation programs, including income targeting and neighborhood location, to achieve maximum neighborhood revitalization, particularly, to achieve maximum neighborhood revitalization.

From the above Housing Goals and Policies, the City has developed a number of programs to implement the strategies including:

- Maintenance of the City's Mobile Home Park Zone;
- Provide incentives for condominium conversion including incentives and assistance for purchase of the units by low- and moderate-income households;
- Protect tenant rights by encouraging the continuation of contracts with organizations that provide fair housing services;
- Require the appropriate deed restrictions to ensure affordability of units;
- Continue to enforce building and housing codes and notify property owners of deficiencies;
- Continue to utilize pre-application processing;
- Allocate CDBG funds in target areas for rehabilitation;
- Contract with Orange County Housing Authority (OCHA) for federally assisted housing including Section 8 programs;
- Utilize Housing Set-Aside Funds to provide housing accommodations for low- and moderate-income households;
- Encourage the construction of housing units that provide the opportunity to expand habitable area for families;
- Continue to provide housing referral services; and,
- Preserve existing assisted housing stock.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure program compliance, the City conducts a regular on-site monitoring visit to each subrecipient. The City established this monitoring procedure to ensure that each subrecipient is carrying out the eligible activity, utilizing appropriate accounting methods, and verifying information provided to the City within the quarterly performance report. The on-site monitoring visit also provides the City with an opportunity to identify potential problem areas and to provide subrecipients with technical assistance as needed. The City utilizes a monitoring checklist form as a standard form to monitor the subrecipients.

In addition, all projects are monitored for compliance with all State and Federal requirements including, but not limited to, eligibility, environmental impacts and labor regulations.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

There are several potential sources of funding that might enable the City of Tustin to address housing and community development priority needs and the specific objectives identified in the Strategic Plan component of the Consolidated Plan; however, as a result of the lower levels of State and federal funding than in prior years, actual financial resources currently available to the City are somewhat limited. The dissolution of the City's Redevelopment Agency has further impacted available funding for priority needs. Nonetheless, throughout the fiscal year, the City will pursue additional funding opportunities.

The City's aim is to leverage, to the maximum extent feasible, the use of available federal, State, and local funds in an effort to create a viable community, develop new affordable housing opportunities, and maintain and preserve existing housing. To ensure the financial feasibility of a project, the City will consider the use of funds from other sources, such as the City's Housing Authority set-aside funds, to further affordable housing and community development goals whenever a match, grant, or loan is necessary or appropriate.

Within Section SP-45 (Goals Summary) of the Consolidated Plan, the City's estimates for CDBG funding and General Fund monies are provided in addressing each goal.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	711,414	0	0	711,414	2,845,656	CDBG Funding will be used to assist Low/Mod income residents through services and projects within the CDBG Low/Mod Census Tract Target Area.
General Fund	public - local	Economic Development Housing Public Improvements Public Services	24,654,800	0	0	24,654,800	98,619,200	General Fund monies will be used to address high priority needs not covered by CDBG funding. See Section SP-45 (Goals Summary) for estimates on expenditures for General Fund money.
Other	public - local	Housing	150,000	0	0	150,000	450,000	Housing Authority funding to cover costs of administering the City's housing programs.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding will be used to provide services to low/mod income persons, the special needs community, economic development, and address slum and blight within the CDBG low/mod census tract target area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Tustin maintains affordable units which are available to the low/moderate income population, including housing for veterans.

Discussion

No further discussion regarding anticipated resources at this time.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of At-Risk Rental Units	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$0	Other: 20 Other
2	First-Time Homebuyer / Workforce Housing	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$75,000	Other: 10 Other
3	New Housing Construction	2015	2019	Affordable Housing	City of Tustin	Housing	General Fund: \$240,000	Homeowner Housing Added: 2 Household Housing Unit
4	Mortgage Credit Certification	2015	2019	Affordable Housing	City of Tustin	Housing	Housing Authority: \$0	Direct Financial Assistance to Homebuyers: 2 Households Assisted
5	Strategies to Address Homelessness	2015	2019	Homeless	City of Tustin	Homeless Needs & Supportive Services	CDBG: \$10,000 Housing Authority: \$75,000	Homeless Person Overnight Shelter: 232 Persons Assisted
6	Transitional Housing	2015	2019	Affordable Housing Homeless	City of Tustin	Homeless Needs & Supportive Services	Housing Authority: \$0	Other: 75 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Senior Services	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Senior Programs Senior Services	General Fund: \$64,400	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Strategy for Non-Housing Community Dev. Needs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Youth Programs	General Fund: \$180,000	Other: 1 Other
9	Other Youth Programs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Tustin Family and Youth Center Youth Programs	CDBG: \$47,533 General Fund: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
10	Existing Parks/Recreation Facilities	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Other Public Facility Needs	General Fund: \$6,250,000	Other: 1 Other
11	Infrastructure Improvements	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Main Street Sidewalks Downtown Commercial Core Plan	CDBG: \$80,000 General Fund: \$20,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5740 Persons Assisted
12	Graffiti Removal	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Graffiti Abatement	CDBG: \$34,179 General Fund: \$200,000	Other: 3000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Congregate/Home Delivered Meals	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Senior Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
14	Economic Development	2015	2019	Non-Housing Community Development	City of Tustin	Other Economic Development	CDBG: \$50,000 General Fund: \$1,094,000	Other: 5 Other
15	Code Enforcement	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Code Enforcement	CDBG: \$88,000 General Fund: \$67,400	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
16	Planning Activities	2015	2019	Non-Housing Community Development	City of Tustin	Planning Downtown Commercial Core Plan	CDBG: \$142,282 General Fund: \$96,000	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of At-Risk Rental Units
	Goal Description	<p>The City will preserve its existing affordable housing by utilizing CDBG funds, Housing Authority funds, and other Federal/State resources. These programs include:</p> <ul style="list-style-type: none"> • Funding for nonprofits to assist with the acquisition of Section 8 project-based projects with expiring contracts. <p>Strategies to preserve existing affordable housing units include:</p> <ul style="list-style-type: none"> • Continue to require developers converting apartments to condominiums, to process a use permit, provide relocation assistance, and/or provide incentives and assistance for purchase of the units by Low- and Moderate-income households. • Continue to provide housing referral services to families in need of housing assistance and information. • Code enforcement – CDBG funding will be used to provide code enforcement activities focused in Low- and Moderate-income neighborhoods. Code enforcement efforts support the City’s housing rehabilitation program, which is funded with non-Federal monies. • Provide opportunities for affordable secondary residential dwelling units in single-family residential districts through existing Zoning Ordinance provisions. • Continue the provision of counseling and dispute resolution services via the Fair Housing Foundation. • Continue the provision of services by the Fair Housing Foundation to ensure equal housing opportunities within the City. • Ensure that processing of permits for Low- and Moderate-income housing are fast-tracked with Low- and Moderate-income housing permits being given priority over other permit applications.

2	Goal Name	First-Time Homebuyer / Workforce Housing
	Goal Description	<p>Based on the U.S. Census Bureau’s 2011 American Community Survey, there are 6,617 renter households out of a total of 11,833 renter households (56%) within Tustin that are “cost burdened” renters. This presents an opportunity for Low- and Moderate-income renter households to transition to homeowners, with some assistance. To address these opportunities, the City will provide technical assistance to assist Low- to Moderate-income households by identifying existing public and private lender financing programs. Additionally, the City will continue to monitor the Villages of Columbus and Tustin Field housing tracts at Tustin Legacy where 273 affordable housing unit covenants remain for 45 years. Tustin Legacy housing developers are required to comply with the City’s inclusionary housing requirements as specified in the MCAS Tustin Specific Plan. Specifically PY 2015-16 programs include the following:</p> <ul style="list-style-type: none"> • The City will provide referrals or direct assistance to Low- and Moderate-income households to help them identify and/or apply for homebuyer downpayment assistance programs that offer low interest rates and/or deferred interest loans. Programs include those offered by the State and Community Reinvestment Act (CRA) lender programs. • Assist Low- and Moderate-income homebuyers with a deferred second mortgage program for the amount of a buyer’s “affordability gap.” <p>During the 2015-16 Program Year, the City anticipates providing 10 housing units.</p>

3	Goal Name	New Housing Construction
	Goal Description	<p>With the exception of development opportunities occurring on the available land from the reuse at the former MCAS-Tustin base site (i.e., Tustin Legacy), the City of Tustin is mostly built out. Consequently, the City has limited opportunities for new ownership and rental construction on infill sites in the City; however, the following programs have been designed to assist with the development of affordable units within newly constructed projects in any portion of the City. Programs include:</p> <ul style="list-style-type: none"> • New Ownership Housing Construction • New Rental Units <p>Strategies to encourage new housing construction include:</p> <ul style="list-style-type: none"> • The City will support the development of new affordable ownership within Tustin Legacy. • The City will provide for mixed-use site opportunities in Old Town where new ownership townhomes could be constructed. • The City will provide referrals to the Orange County Housing Authority when necessary for the development and operation of federally assisted Low- and Moderate-income housing programs. • Allow for the development of affordable rental apartments. <p>During the 2015-16 Program Year, the City anticipates providing two new housing units through Habitat for Humanity.</p>
4	Goal Name	Mortgage Credit Certification
	Goal Description	<p>The City will provide assistance to Low- and Moderate-income households to help them identify and/or apply for homebuyer downpayment assistance programs that offer low interest rates and/or deferred interest loans. Programs include those offered by the State and Community Reinvestment Act (CRA) lender programs.</p> <p>Additional programs include the MCC (Mortgage Credit Certification) Program which reduces the federal income taxes paid by first time homebuyers. Eligible first time homebuyers receive a tax credit, reducing the amount of their federal income tax by 15% of the annual interest they pay on their mortgage. Program participants have the option to utilize their tax credit immediately and reduce the current amount of federal income tax withheld from their wages. The tax credit may also assist in qualifying for a home loan.</p> <p>During the 2015-16 Program Year, the City anticipates assisting two households.</p>

5	Goal Name	Strategies to Address Homelessness
	Goal Description	<p>This priority encourages activities which support the homeless, those at-risk of being homeless, and families in transition from homelessness to independent living, by providing support services, counseling, and transitional housing. Programs include:</p> <ul style="list-style-type: none"> • Homeless Housing Partnership Program • Mercy House • Olive Crest Transitional Housing Placement Program <p>Strategies for support of ancillary services to support the homeless include:</p> <ul style="list-style-type: none"> • Continue to support Orange County Social Services Agency programs in conjunction with the Tustin Family Campus for abused and neglected children. • Mercy House – Mercy House Cold Weather Shelter Armory Program provides emergency shelter and support services to the homeless population. CDBG funds will be used towards shelter supplies provided to the homeless. • Olive Crest – Olive Crest provides shelter, support, education, and counseling to youth (16 – 19 years old) transitioning out of the foster care system. The Transitional Housing Placement Program helps prepare the youth for the challenges and stresses of independent adult life with the goal of helping them become productive members of society. CDBG funds will be used toward staff salary and benefits. <p>During the 2015-16 Program Year, the City anticipates assisting 232 individuals.</p>
6	Goal Name	Transitional Housing
	Goal Description	<p>Within the Consolidated Plan, the City has identified the need to provide transitional housing and supportive services to Tustin residents. During the 2015-16 Program Year, the City anticipates providing 67 new transitional housing units through the Village of Hope and 8 new units specifically for veterans through the Orange County Rescue Mission.</p>
7	Goal Name	Senior Services
	Goal Description	<p>Area senior services are presently provided through the City's full-service senior center located in Old Town Tustin. During the 2015-16 Program Year, the City anticipates serving 2,000 persons at the Tustin Area Senior Center.</p>

8	Goal Name	Strategy for Non-Housing Community Dev. Needs
	Goal Description	Supports the development of services and programs to serve the children and youth of the community especially in those target areas of greatest need. Establishment of a new youth center/child care facility within the Tustin Legacy area anticipated during the 2015-16 Program Year.
9	Goal Name	Other Youth Programs
	Goal Description	<p>Youth centers/services have been identified by the community as essential to provide recreational options to area youth. The target area for the CDBG program is severely limited in terms of park and recreation resources that are available to area youth desiring to participate in constructive, affordable, and organized activities. Therefore, priority programs to address the need for youth centers and services within the City of Tustin include:</p> <ul style="list-style-type: none"> • Tustin Family Youth Center – CDBG funds will be allocated to the City of Tustin Parks and Recreation Department to provide a full-time recreation coordinator at the Tustin Family Youth Center located in the southwest neighborhood of the City. The Center provides free and affordable recreation services to children, the majority of whom are of Low-income families. • Boys and Girls Club – The Upward Bound enrichment program is provided by the Boys and Girls Club for the academic, social, and character development needs of at-risk youth in the southwest area of Tustin (CDBG Low- and Moderate-income tracts). The Upward Bound program provides a comprehensive non-student day program for 100 at-risk youth with computerized tutoring and homework assistance, arts, sports, fitness and recreation. CDBG funds will be utilized to pay for a portion of staff's salary. <p>Additional childcare facilities and services that are affordable to Low- and Moderate-income families are needed to serve the number of families in need in the target area.</p> <ul style="list-style-type: none"> • Kids Corner Preschool – A preschool program will be provided at the Tustin Family and Youth Center. Free preschool services will benefit Low- and Moderate-income families. The program's main objective is to strengthen a child's self image and feelings of competence through activities such as arts and crafts, field trips, storytelling and nutrition education. CDBG funds will be utilized to pay for a portion of staff's salary. <p>During the 2015-16 Program Year, the City anticipates serving 1,500 youths.</p>

10	Goal Name	Existing Parks/Recreation Facilities
	Goal Description	<p>The City’s CDBG target area was largely developed prior to its annexation by the City of Tustin; therefore, the area is comparatively limited in terms of park and recreational opportunities. The higher population density within the target area also contributes to the need for more recreational facilities. As a result, considerable attention has been focused on ways to provide additional private and public youth, adult, and senior services and facilities to supplement those which are heavily used at this time. Programs to address this priority include:</p> <ul style="list-style-type: none"> • Frontier Park Playground – CDBG funding was allocated in the '14-'15 Program year and will be used for the replacement of the entire playground area and will include new play structures for both 2-5 and 5-12 year olds, a new playing surface, and new accessible compliant ramps. This project will improve park experience by providing more amenities for the residents and their children. <p>During the 2015-16 Program Year, the City anticipates renovations at one park.</p>
11	Goal Name	Infrastructure Improvements
	Goal Description	<p>The majority of the streets, sidewalks, and infrastructure in the CDBG target area, were constructed more than 40 years ago. Also, some portions of the target area were never developed with storm drain and/or sidewalks. These facilities have reached the age where they are beginning to deteriorate more rapidly and require reconstruction. With the population growing, the need for new street surfacing and infrastructure is also increasing. The City’s objective is to promote the improvement of existing infrastructure and the creation of new infrastructure where such infrastructure is nonexistent or completely inadequate. Infrastructure improvements include:</p> <ul style="list-style-type: none"> • Laurelwood Curb Ramp Construction Project - CDBG funding will be utilized for the Laurelwood curb ramp construction project. The Laurelwood tract of homes is located within a the CDBG Low/Mod Income Census Tract Target Area. • Old Town Street Improvements - Improvements to Main Street to incorporate traffic calming measures, make the street pedestrian friendly, create a gateway into Old Town Tustin. <p>During the 2015-16 Program Year it is anticipated that 5,740 residents within the project areas will directly benefit from the improvements.</p>

12	Goal Name	Graffiti Removal
	Goal Description	CDBG funds will be allocated for the removal of graffiti in the southwest neighborhood. The southwest neighborhood is located within the CDBG Low/Mod Income Census Tract Target Area. During the 2015-16 Program Year, the City anticipates 3,000 cases of graffiti to be removed.
13	Goal Name	Congregate/Home Delivered Meals
	Goal Description	<p>Area senior services are presently provided through the City's full-service senior center located in Old Town Tustin. While the senior center is geographically close to the CDBG target area, multi-cultural and economic limitations may be preventing full participation in the center's programs. Additional services are necessary to target this population. Current programs include:</p> <ul style="list-style-type: none"> • Community SeniorServ – Community SeniorServ's Nutrition Program for the elderly includes congregate and home-delivered meals. These programs provide nutritious meals to Tustin's elderly residents. The program's objective is to alleviate poor nutrition among the vulnerable elderly population, especially prevalent among those who live alone and/or on limited incomes. The program not only provides meals at a congregate site in Tustin, but also home delivery of meals to at-risk seniors (homebound) residing within the City. CDBG funds will be allocated to reimburse the raw food and other meals' related costs. <p>During the 2015-16 Program Year, it is anticipated that SeniorServ will provide 300 congregate and/or home-delivered meals.</p>

14	Goal Name	Economic Development
	Goal Description	<p>Stimulating and retaining business within the CDBG target areas is necessary to rejuvenate dilapidated areas, stimulate private investment, strengthen the City’s financial base, improve public facilities, create jobs, and prevent further economic decline to enhance the quality of life in the area. City staff resources and funds will be utilized to assist businesses that benefit the CDBG target area. Programs assisting business includes:</p> <ul style="list-style-type: none"> • Start up and Technical Assistance – The City Manager’s office has assumed the responsibilities of economic development with the dissolution of the City’s Redevelopment Agency. The City Manager’s office provides businesses with access to a variety of financing programs authorized by either the federal or state government, as well as programs provided by other private, public and nonprofit agencies. The City also facilitates preliminary development/business license application meetings to discuss site location needs that would be of mutual benefit to the City and businesses and may be able to facilitate land assembly assistance or zoning incentives. The Community Development Department provides permit streamlining services to target businesses. • Economic Business Incentive – CDBG funding will be used to provide economic incentives to local businesses for job creation to hire new low/moderate income employees. <p>During the 2015-16 Program Year, the City anticipates that five Economic Development Programs will be administered.</p>
15	Goal Name	Code Enforcement
	Goal Description	<p>Property maintenance issues are of significant importance to the community as the majority of residential, commercial, and industrial structures in the target area are around 45 years in age having been built in the late 1960’s and 1970’s. Absentee property owners contributed to delayed property maintenance in many cases. Active Code Enforcement is needed to ensure that properties are properly maintained in accordance with City standards. Programs addressing code enforcement include:</p> <ul style="list-style-type: none"> • Code Enforcement – CDBG funds will be allocated for code enforcement officer salary and benefits for to support the City’s Housing Rehabilitation program targeting the southwest neighborhood (Low- and Moderate-income target areas). <p>During the 2015-16 Program Year, the City anticipates 100 Code Enforcement cases to be addressed within the CDBG Low/Moderate Income Census Tract Target Area.</p>

16	Goal Name	Planning Activities
	Goal Description	<p>Planning services are needed to administer the CDBG program, to prepare planning documents, and to facilitate fair housing assistance - these services are necessary to support other Consolidated Plan priorities. Planning and administration programs include:</p> <ul style="list-style-type: none"> • Fair Housing Activities– Tustin has distinct and independent policies and programs that affect housing development. From time to time the City will review these policies and programs and evaluate if modifications may be warranted to ensure the jurisdiction is affirmatively furthering fair housing. In addition, CDBG funds will be allocated to contract with the Fair Housing Foundation to provide fair housing services to Tustin residents. The Fair Housing Foundation activities during the 2014-15 reporting period will include: Fair Housing Community Education – Conduct fair housing community education presentations, publish and distribute fair housing newsletters, speak at public meetings, and hold training programs for consumers and housing industry professionals. Fair Housing Enforcement – Respond to housing discrimination complaints, including investigation and portfolio testing, to evaluate the merits of a fair housing claim, and if appropriate, conciliation and/or prosecution of meritorious housing discrimination cases. Tenant Legal Assistance – Provide legal assistance in court actions within the region, which involve important housing rights such as eviction, housing discrimination, substandard conditions, or retaliation for exercising a lawful right. Housing Dispute Evaluation & Resolution – Assist in evaluating housing issues/complaints. Mediation Program – Resolve disputes through certified mediators to assist housing providers/consumers to reach agreements about the disputes without litigation. • Planning and Administration – CDBG funds will be allocated for City staff administration of the CDBG program. Funds may also be used to undertake specific plans with impact to the Low- and Moderate-income target area. • Old Town Study – Also known as the "Downtown Commercial Core Plan," the project will involve the preparation of a master plan to provide a comprehensive planned vision of Old Town Tustin in order to encourage economic development and coordinated improvements. <p>During the 2015-16 Program Year, the City anticipates administration of one planning program (Downtown Commercial Core Plan).</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Tustin is implementing a one-year funding cycle for non-public service programs such as public facility improvements, housing/neighborhood rehabilitation and preservation, and program administration/planning activities. Funding requests for these types of projects will be reviewed annually. Public Service programs will be allocated on a three-year funding cycle. This Action Plan covers activities to be funded during PY 2015-16 (Year two of the three-year funding cycle). Public service allocations for PY 2016-17 will be included within their respective Action Plans. Funding for PY 2016-17 public service activities will be based on the prior year funding levels, adjusted to account for variations in CDBG grant allocations from HUD.

For 2015-16, the City of Tustin’s CDBG grant allocation is \$711,414. Of this amount a maximum of 15 percent may be used for public services and 20 percent for program administration. The following is a listing of the activities that will be funded with CDBG during PY 2015-16:

Projects

#	Project Name
1	CDBG PROGRAM ADMINISTRATION
2	FAIR HOUSING SERVICES
3	OLD TOWN STUDY
4	BOYS AND GIRLS CLUB - UPWARD BOUND
5	COMMUNITY SENIORSERV
6	GRAFFITI REMOVAL - CDBG AREAS ONLY
7	MERCY HOUSE - EMERGENCY SHELTER
8	OLIVE CREST
9	TFYC COORDINATOR
10	KIDS CORNER PRESCHOOL
11	OLD TOWN STREET IMPROVEMENTS
12	LAURELWOOD CURB RAMP CONSTRUCTION PROJECT
13	CODE ENFORCEMENT

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City’s aim is to leverage, to the maximum extent feasible, the use of available federal, State, and local funds in an effort to create a viable community, develop new affordable housing opportunities, and

maintain and preserve existing housing. To ensure the financial feasibility of a project, the City will consider the use of funds from other sources, such as the City's Housing Authority set-aside funds, to further affordable housing and community development goals whenever a match, grant, or loan is necessary or appropriate. The City will continue to allocate its CDBG funding to projects with the CDBG Low/Moderate Census Tract Target Area, or to directly benefit low/moderate income residents.

To meet the underserved needs of the community, the City will: make efforts to coordinate with federal, State, and local agencies to provide appropriate assistance to residents; coordinate with public service providers to promote adequate services to residents; and, work to provide physical improvements to slum and blighted areas and neighborhoods with concentrations on the CDBG Low/Moderate Census Tract Target Area.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City of Tustin
	Goals Supported	Planning Activities
	Needs Addressed	Planning
	Funding	CDBG: \$40,000
	Description	Funding for program oversight, coordination, and compliance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Citywide benefit, approximately 76,000 persons.
	Location Description	Citywide
	Planned Activities	Provide day-to-day administration of the CDBG program.
2	Project Name	FAIR HOUSING SERVICES
	Target Area	City of Tustin
	Goals Supported	Planning Activities
	Needs Addressed	Planning
	Funding	CDBG: \$14,545
	Description	Providing counseling services related to housing complaints, outreach activities, legal services, and fair housing education seminars.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	225 Tustin families
	Location Description	Fair Housing cases handled in their main office at: 3605 Long Beach Blvd. #302, Long Beach, CA 90807. Fair Housing workshops and events are typically held at the Tustin Library, 345 E. Main Street, Tustin, CA 92780.
	Planned Activities	Providing counseling services related to housing complaints, outreach activities, legal services, and fair housing education seminars.

3	Project Name	OLD TOWN STUDY
	Target Area	CDBG Low/Mod Census Tract Target Area
	Goals Supported	Planning Activities
	Needs Addressed	Planning Downtown Commercial Core Plan
	Funding	CDBG: \$87,737
	Description	Development of a master plan "Downtown Commercial Core Plan" to provide a comprehensive planned vision to encourage economic growth and coordinated development in Old Town Tustin.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3,500 Tustin residents
	Location Description	Old Town Tustin
	Planned Activities	Community outreach, staff research, and implementation of a Plan for development of the area.
4	Project Name	BOYS AND GIRLS CLUB - UPWARD BOUND
	Target Area	City of Tustin
	Goals Supported	Other Youth Programs
	Needs Addressed	Youth Programs
	Funding	CDBG: \$12,500
	Description	UPWARD BOUND PROGRAM PROVIDES YOUTH SERVICES REGARDING ACADEMIC, SOCIAL, FITNESS AND CHARACTER DEVELOPMENT NEEDS OF AT-RISK YOUTH.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 unduplicated Tustin residents
	Location Description	Boys and Girls Club of Tustin, 580 W. 6th Street, Tustin, CA 92780
	Planned Activities	Administer the "Upward Bound" program to provide for the literacy and academic needs of at-risk youth in teh southwest area of Tustin.
5	Project Name	COMMUNITY SENIORSERV

	Target Area	City of Tustin
	Goals Supported	Senior Services Congregate/Home Delivered Meals
	Needs Addressed	Senior Programs Senior Services
	Funding	CDBG: \$15,000
	Description	CONGREGATE LUNCH PROGRAM & HOME DELIVERED MEALS PROGRAM: PROVIDE SERVICES TO SENIORS AND FRAIL ELDERLY BY PROVIDING MEALS; FUNDING USED TO PAY FOR FOOD AND MEALS RELATED COSTS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	330 unduplicated Tustin residents
	Location Description	SeniorServ will provide meals at the Tustin Senior Center located at 200 South C Street, Tustin, CA 92780
	Planned Activities	Providing a congregate lunch meal program at the Tustin Area Senior Center, as well as providing home-delivered meals to seniors who cannot leave the home.
6	Project Name	GRAFFITI REMOVAL - CDBG AREAS ONLY
	Target Area	CDBG Low/Mod Census Tract Target Area
	Goals Supported	Graffiti Removal
	Needs Addressed	Graffiti Abatement
	Funding	CDBG: \$34,179
	Description	PROVIDE GRAFFITI REMOVAL SERVICES IN TUSTIN CDBG TARGET AREAS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	32,993 Tustin residents
	Location Description	CDBG Low/Mod Census Tract Target Area
	Planned Activities	Graffiti removal with CDBG funding to be used solely within the CDBG Low/Mod Census Tract Target Area

7	Project Name	MERCY HOUSE - EMERGENCY SHELTER
	Target Area	City of Tustin
	Goals Supported	Strategies to Address Homelessness
	Needs Addressed	Public Service Needs
	Funding	CDBG: \$5,000
	Description	Mercy House Cold Weather Shelter Armory Program will provide emergency shelter to homeless individuals.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 homeless individuals from the City of Tustin
	Location Description	Mercy House Emergency Shelter will carry out the homeless support services located at 612 E. Warner Avenue, Santa Ana, CA 92707
Planned Activities	Provide emergency shelter services to Orange County's homeless population.	
8	Project Name	OLIVE CREST
	Target Area	City of Tustin
	Goals Supported	Strategies to Address Homelessness
	Needs Addressed	Youth Programs
	Funding	CDBG: \$5,000
	Description	PROVIDE SHELTER, SUPPORT, EDUCATION AND COUNSELING TO YOUTH (15-24 YEARS OLD) WHO ARE TRANSITIONING OUT OF FOSTER CARE. FUNDS WILL BE USED FOR STAFF SALARY, WAGES AND BENEFITS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	24 Tustin youth
	Location Description	Transitional housing is provided at various locations throughout Tustin and the Olive Crest offices are located at 2130 East 4th Street, Santa Ana, CA 92705

	Planned Activities	Supportive services provided to youth transitioning out of the foster care system including housing, education, employment assistance, transportation, etc.
9	Project Name	TFYC COORDINATOR
	Target Area	City of Tustin
	Goals Supported	Other Youth Programs
	Needs Addressed	Tustin Family and Youth Center Youth Programs
	Funding	CDBG: \$20,033
	Description	PROVIDE FOR A RECREATION COORDINATOR FOR THE TUSTIN FAMILY YOUTH CENTER WHERE THE MAJORITY OF CHILDREN AND FAMILIES SERVED ARE LOW & MODERATE INCOME TUSTIN RESIDENTS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2000 Tustin youth
	Location Description	Tustin Family Youth Center, 14772 Newport Ave, Tustin, CA 92780
Planned Activities	The Tustin Family Youth Center provides a full range of social, educational, and recreational programs for families and youth. It also serves as a resource and referral center for families in need and at-risk youth.	
10	Project Name	KIDS CORNER PRESCHOOL
	Target Area	City of Tustin
	Goals Supported	Other Youth Programs
	Needs Addressed	Tustin Family and Youth Center Youth Programs
	Funding	CDBG: \$15,000
	Description	PROVIDE FOR A COORDINATOR TO RUN A PRESCHOOL WHERE CHILDREN WILL CREATIVELY EXPLORE AND DEVELOP SKILLS IN ART, CRAFTS, MUSIC, ETC. FUNDING WILL BE USED FOR STAFF SALARY & BENEFITS.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	50 Tustin youth
	Location Description	Tustin Family Youth Center (Kids Corner Preschool), 14772 Newport Avenue, Tustin, CA 92780
	Planned Activities	Kids Corner Preschool provides a free recreational preschool for 4-year old children. The program's main objective is to ensure kindergarten readiness and strengthen self-image and feelings of competence.
11	Project Name	OLD TOWN STREET IMPROVEMENTS
	Target Area	CDBG Low/Mod Census Tract Target Area
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Old Town Parklets Main Street
	Funding	CDBG: \$294,420
	Description	Street improvements in support of the overall vision for the Old Town/Downtown Commercial Core Plan area to promote the area as the historic, economic, and cultural heart of the City in such a way that enhances its strong business environment and bolsters the City's high quality of life.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	3,500 residents within the Old Town area
	Location Description	Old Town Tustin/Downtown Commercial Core Plan Area located within census tract 755.05 Block Groups 1, 2, and 3
Planned Activities	Street improvements throughout Old Town Tustin to potentially include, parklets, bollards, Main Street design, etc.	
12	Project Name	LAURELWOOD CURB RAMP CONSTRUCTION PROJECT
	Target Area	CDBG Low/Mod Census Tract Target Area
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Sidewalks
	Funding	CDBG: \$80,000

	Description	Construction of eighteen (18) ADA curb ramps and closing eighteen (18) substandard ramps located at the end of the curb return by constructing sidewalk and full-height curbs and gutters.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,240 persons within the census tract area
	Location Description	Census tract 525.02 Block Group 3
	Planned Activities	Construction of eighteen (18) ADA curb ramps and closing eighteen (18) substandard ramps located at the end of the curb return by constructing sidewalk and full-height curbs and gutters.
13	Project Name	CODE ENFORCEMENT
	Target Area	CDBG Low/Mod Census Tract Target Area
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$88,000
	Description	FUNDS WILL BE USED FOR ONE FULL-TIME CODE ENFORCEMENT OFFICER'S SALARY & BENEFITS (OR EQUIVALENT). CODE ENFORCEMENT OFFICER IS ASSIGNED TO CDBG TARGET AREAS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	32993 will benefit within the CDBG Low/Mod Census Tract Target Area.
	Location Description	Code Enforcement activities being funded by CDBG will take place strictly within the CDBG Low/Mod Census Tract Target Area.
Planned Activities	Code Enforcement within the CDBG Low/Mod Census Tract Target Area.	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Tustin does not contain a "Target Area" as defined by HUD; however, the City has identified the census tracts/block groups which contain 51% or higher low/mod income residents. This area is generally within the southwest area of the City. Funding for all CDBG activities within the City of Tustin will benefit the Low/Mod income population. Public Service activities must serve a majority of Low/Mod income residents, and Public Facilities projects must fall within the CDBG Low/Mod Census Tract Area.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Low/Mod Census Tract Target Area	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Tustin's rationale for prioritizing CDBG funds to be expended to directly benefit the low/mod income population or within those census tracts/block groups which have been identified as low/mod income tracts has not changed from that provided within the Consolidated Plan (Strategic Plan, Section 10).

Discussion

Tustin is a relatively small jurisdiction with limited areas which meet the federal criteria of slum and blight or concentrations of Low- and Moderate-income persons. Nevertheless, PY 2015-16 funds have been allocated on the basis of meeting the national objectives of the CDBG program, including programs benefiting Low- and Moderate-income persons or possibly preventing slum and blight.

Based on Consolidated Plan priorities, the City will focus public services and improvements in the portion of the City known as the Southwest Neighborhood which is also in the CDBG target area. The 2015-16 Action Plan reflects this "geographic" priority for allocating investment as indicated on the CDBG Low-and Moderate-Income Areas and Project Locations maps.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Tustin has set one-year Action Plan goals with regard to the provision of affordable housing in the following areas: preservation of at-risk affordable housing rental units; multi-family rental new construction/acquisition and rehabilitation; first-time homebuyer and/or foreclosure negotiated purchase; new housing construction; and, downpayment assistance. In addition, data below provides the number of homeless, special-needs, and other families assisted with affordable housing. One-year goals are also listed regarding rental assistance and production of new units. Due to the dissolution of the State’s Redevelopment Agencies, the City is not providing rehabilitation of existing units or acquisition of existing units at this time, but is hopeful that these efforts will continue once funding becomes available.

One Year Goals for the Number of Households to be Supported	
Homeless	278
Non-Homeless	789
Special-Needs	308
Total	1,375

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	300
The Production of New Units	36
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	336

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Tustin’s 2013 Housing Element provides an “Assisted Housing Inventory” listing affordable housing units available to special-needs groups and families. Affordable housing for special-needs families is provided at: Tustin Gardens; Coventry Court; and, Heritage Place. Affordable housing for other families is provided at: Kenyon Pointe; Westchester Park; Flanders Pointe; Tustin Grove; Ambrose Lane; Chatam Village; Tustin Field I; Tustin Field II; Arbor Walk; Cambridge Lane; Camden Place; and, Clarendon.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Tustin does not maintain public housing units; however, the City supports the Orange County Housing Authority (OCHA) housing choice voucher program. As of January 28, 2015, 342 Tustin households received rental assistance administered by OCHA.

Actions planned during the next year to address the needs to public housing

The City does not own or operate public housing, and no public housing developments are proposed for Program Year 2015-16.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

No further discussion at this time.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Data maintained by the Tustin Police Department, indicates that homelessness is not a major issue within Tustin; nevertheless, it is recognized that homelessness is a regional issue for which the City of Tustin must provide a “fair share” of services to address the needs of the region’s homeless. To this end, the City of Tustin participates in the County of Orange’s annual Continuum of Care (CoC) application process.

With regard to activities which address other special-needs groups who are not homeless, the City’s Senior Center is supportive in providing assistance to the elderly and frail elderly. These include transportation services, case management, information and referrals, shared housing program, senior activities, health and fitness, and other recreational activities.

The City allocates CDBG funds to assist the Community SeniorServ to provide meal service to the elderly and frail elderly (home-bound elderly). The City will continue to refer persons with special needs, such as persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug dependencies, and persons with HIV/AIDS to appropriate agencies.

The following organizations will utilize CDBG funding to provide homeless services and special needs services for PY 2015-16: Mercy House through their Cold Weather Shelter Armory Program; Olive Crest through their Transitional Housing Placement Program; and, Community SeniorServ through their Senior Congregate and Home Delivered Meal Program.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Available statistics currently indicate that the City of Tustin does not have a significant population nor subpopulation of homeless persons or homeless families with children. The City anticipates that homeless persons and homeless persons with children will be assisted on an as needed basis by making appropriate referrals to organizations or agencies that provide shelter, food and other services for homeless persons and homeless families with children.

However, the City of Tustin recognizes that homelessness is a regional issue which needs to be addressed by all jurisdictions regardless of individual circumstances. The City identifies the Homeless Assistance Plan, established for the MCAS Tustin Specific Plan area, as one of the strategies to address the homelessness issue. The Homeless Assistance Plan provides assistance for supportive housing and

supportive services to help homeless persons and families transition from homelessness to living as independently as possible. The plan includes 192 transitional housing units at the Village of Hope facility to assist in the movement of homeless individuals and families to permanent housing within 24 months and supportive services designed to address the special needs of homeless persons. Other homeless service providers operating in the MCAS Tustin Specific Plan area are the Orange County Social Services Tustin Family Campus, Salvation Army, Orange Coast Interfaith, Families Forward, and Human Options.

The City has developed a strategy that will continue to refer homeless persons and homeless families with children to service agencies and organizations. Through financial contributions, the City will support agencies which provide shelter and other services to the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Tustin and Orange County Rescue Mission executed a ground lease to support the Rescue Mission's construction/rehabilitation of a 5.1 acre site to establish a 192-unit emergency and transitional housing project at the former MCAS Tustin. This emergency and transitional housing facility is currently in operation.

With respect to PY 2015-16, the City will allocate CDBG funds to Mercy House Armory, an emergency shelter program for homeless individuals, and Olive Crest, a transitional housing program for young adults in the foster care system. In addition, the Village of Hope is anticipated to establish 67 new transitional housing units, and the Rescue Mission is anticipated to establish 8 new transitional housing units specifically for veterans and their families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City recognized that the homeless are often in need of low rent or subsidized housing in order to make the transition to independent living. The Orange County Housing Authority will continue to assist homeless persons on the Section 8 waiting list. Additional efforts to help the homeless also are provided by local nonprofits and churches.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

As stated above, the City of Tustin participates in the County of Orange Continuum Care process. Through this process the City is able to keep current with the region's homeless shelter and service needs. Additionally, through its partnership with the Orange County Housing Authority (OCHA), Tustin renter households have access to OCHA's Family Self-Sufficiency Program. Preference for this program is given to families with children who are homeless or who are in danger of becoming homeless (those paying over 50 percent of household income for rent). In addition to providing housing assistance, this program provides a variety of support services designed to assist participants become economically independent including job training and employment for program participants.

Tustin has allocated the maximum allowable amount of its CDBG funds to public service programs. While some of the organizations funded do not directly serve the homeless, many of their activities may help prevent homelessness. These activities include counseling programs for victims of domestic violence, at-risk youth, and youth services through the Tustin Family and Youth Center.

Discussion

Through the 2015-16 Program Year, the City of Tustin will continue to support its Consolidated Plan priority needs and performance goal regarding a strategy for homelessness through planned activities such as the Homeless Housing Partnership Program, Section 8 Rental Assistance, and providing administrative support for affordable housing activities.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers or impediments to affordable housing are caused when the incentive to develop this housing is removed due to excessive development costs or the lack of community commitment. Some development costs are motivated by economic conditions and other issues that affected the real estate market, and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state and local governments, and the “Not In My Back Yard” (NIMBY) phenomenon.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As stated in the Consolidated Plan, the City has adopted indirect assistance programs to address negative impacts created by barriers to affordable housing. The programs listed below are identified as the means by which the City of Tustin will address barriers to affordable housing during the 2015-1 funding year.

- Second units
- Deed restrictions
- Fees, extractions, and permit procedures
- Environmental constraints
- Pre-application conferences
- Shared housing
- Permit processing and coordination
- Section 8 Rental Assistance
- Housing referral program
- Density Bonus program
- Mixed Use zoning

Discussion:

Tustin’s Consolidated Plan Section MA-40 further discusses the barriers to affordable housing and elaborates on constraints such as zoning, housing development fees, the development review process, infrastructure constraints, Davis-Bacon Wage Compliance, floodplain insurance, and other existing needs.

AP-85 Other Actions – 91.220(k)

Introduction:

The five-year Consolidated Plan contains a housing and homeless needs assessment which describes estimated housing needs for Low- and Moderate-income residents, special needs populations, and the homeless. During the 2015-16 funding year, the City of Tustin will undertake the following additional actions to address obstacles to meeting underserved needs including the following goals: foster and maintain affordable housing; remove barriers to affordable housing; develop institutional structure; enhance coordination between public and private housing and social services agencies; foster public housing improvements and resident incentives; and, use available federal, state, and local financial resources to underserved needs.

Actions planned to address obstacles to meeting underserved needs

To meet the needs of the City's underserved population, efforts will be made to:

- Coordinate with federal, State, and local agencies to provide appropriate assistance to residents.
- Coordinate with public service providers to promote adequate services to residents.
- Work to provide physical improvements to slum and blighted areas and neighborhoods with concentrations of Low- and Moderate-income areas.

Actions planned to foster and maintain affordable housing

The City will continue to use available federal, State, and local resources to foster and maintain affordable housing through housing rehabilitation programs for multi- and single-family dwelling units and provide and/or maintain homeownership opportunities through various homebuyer assistance programs.

Actions planned to reduce lead-based paint hazards

The City's Consolidated Plan notes that there does not appear to be a large number of housing units in the City that are at risk of lead-based paint hazard; however, to comply with Title X of the Housing and Community Development Act of 1992, the City has incorporated the following policies into its housing programs:

- Review existing building, housing, and rehabilitation codes to assure lead-based paint hazard reduction is incorporated.
- Require testing and hazard reduction in conjunction with rehabilitation.
- Require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

Actions planned to reduce the number of poverty-level families

The City continues to support and implement the goals, policies, and programs, as noted in the City's Housing Element of the General Plan and the Consolidated Plan. These documents are designed to provide for adequate, safe, and affordable housing to all segments of the population. The goals outlined in these documents include:

- Provide an adequate supply of housing to meet the City's need for a variety of housing types to meet diverse socio-economic needs.
- Ensure equal housing opportunities for all existing and future City residents.
- Ensure a reasonable balance of rental and owner-occupied housing.
- Preserve the existing supply of affordable housing.
- Conserve, maintain, rehabilitate, and/or replace existing housing in neighborhoods that are safe, healthful, and attractive, in accordance with the adopted Land Use policy.

Actions planned to develop institutional structure

The City will continue to be involved in "network-building" activities with governmental, for-profit, and nonprofit organizations. Activities include attending quarterly Orange County Housing Authority Advisory Committee meetings. Tustin will also continue to fund the Fair Housing Foundation which provides fair housing and advocacy services for the region. Additionally, the City will continue to encourage and participate in efforts to work collectively and cooperatively with other Orange County jurisdictions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Tustin does not own or operate any public housing; however, the City will continue to support and encourage efforts of the Orange County Housing Authority to coordinate private housing resources and social service agencies' programs.

Discussion:

Through the abovementioned actions, the underserved needs of Tustin's community will be met.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

A description of all CDBG funds expected to be available during the 2015-16 program year is provided in Section AP-35 (Projects) of the Action Plan. No program income has been received from the previous program year; none is anticipated for 2014-15. The City has no urban renewal settlements, grant funds returned to the line of credit or income from float-funded activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

The City of Tustin is implementing a one-year funding cycle for non-public service programs such as public facility improvements, housing/neighborhood rehabilitation and preservation, and program administration/planning activities. Funding requests for these types of projects will be reviewed annually. Public Service programs will be allocated on a three-year funding cycle. This Action Plan covers activities to be funded during PY 2015-16 (Year 2 of the three-year funding cycle). Public service allocations for PY 2016-17 will be included within their respective Action Plans. Funding for PY 2016-17 public service activities will be based on the prior year funding levels, adjusted to account for variations in CDBG grant allocations from HUD.

Attachments

Grantee Unique Appendices

RESOLUTION NO. 15-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUSTIN, CALIFORNIA, APPROVING THE PROGRAM YEAR 2015-2020 CONSOLIDATED PLAN INCLUDING THE PROPOSED USE OF PROGRAM YEAR 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR INCLUSION IN THE ONE-YEAR ACTION PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, under the Housing and Community Development Act of 1974, as amended, Federal assistance may be provided for the support of community development activities which are directed toward certain specific objectives as set forth in the Act as the Community Development Block Grant (CDBG) Program; and

WHEREAS, during the February 17, 2015, public hearing, citizens were furnished with information concerning the CDBG Program, the range of eligible activities, and the proposed use of funds; and

WHEREAS, on February 17, 2015, a public hearing was held by the City Council to evaluate the performance of the approved public service activities for continuation of funding in Year 2 and review nonpublic service funding allocation for Program Year (PY) 2015-2016 for inclusion in the Action Plan; and

WHEREAS, the Draft 2015-2020 Consolidated Plan and 2015-16 One-year Action Plan were noticed in a newspaper of local circulation and posted at City Hall and available for two public review periods, each lasting thirty (30) days; and

WHEREAS, a report has been prepared transmitting to the City Council recommended priority needs, goals, and objectives including public testimony received during the hearing or comments received during the 2015-2020 Consolidated Plan and 2015-16 One-year Action Plan public review period; and

WHEREAS, a public hearing was held by the City Council on April 21, 2015, to receive public input and respond to questions and comments on the proposed 2015-2020 Consolidated Plan and 2015-16 One-year Action Plan; and

WHEREAS, the City Council evaluated needs, priorities, goals and objectives based on recommendations of the Citizen Participation Committee and public testimony received during the hearing.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Tustin resolves as follows:

Section 1: The City of Tustin's 2015-2020 Consolidated Plan and 2015-16 one-

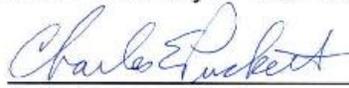
year Action Plan are hereby approved as presented to the Council at their hearing of April 21, 2015, and in Exhibit A of this Resolution.

Section 2: Staff is hereby directed to include the proposed use of CDBG Funds for Program Year 2015-2016 in the One Year Action Plan of the Consolidated Plan to be submitted to the U.S. Department of Housing and Urban Development.

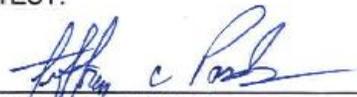
Section 3: The Director of Community Development is authorized to make minor modifications and execute such documents, certifications, contracts, or other instruments as may be required to carry out the City's Community Development Block Grant Program.

Section 4: The City Clerk shall certify to the adoption of this Resolution and shall file a copy of said application with the minutes of this City Council meeting.

PASSED AND ADOPTED by the City Council of the City of Tustin at a regular meeting on the 21st day of April, 2015.


CHARLES E. PUCKETT,
Mayor

ATTEST:


JEFFREY C. PARKER,
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF TUSTIN)

I, Jeffrey C. Parker, City Clerk and ex-officio Clerk of the City Council of the City of Tustin, California, do hereby certify that the whole number of the members of the City Council of the City of Tustin is five; that the above and foregoing Resolution No. 15-14 was duly passed and adopted at a regular meeting of the Tustin City Council, held on the 21st day of April, 2015 by the following vote:

COUNCILPERSONS AYES: Puckett, Nielsen, Gomez, Murray, Bernstein (5)
COUNCILPERSONS NOES: None (0)
COUNCILPERSONS ABSTAINED: None (0)
COUNCILPERSONS ABSENT: None (0)


JEFFREY C. PARKER,
CITY CLERK

Resolution No. 15-14
Page 2 of 2

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received: 05/15/2015		4. Applicant Identifier: B-15-MC-06-0583
5a. Federal Entity Identifier: B-15-MC-06-0583		*5b. Federal Award Identifier: B-15-MC-06-0583
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Tustin		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000804		*c. Organizational DUNS: 076072487
d. Address:		
*Street 1:	<u>300 Centennial Way</u>	
Street 2:	_____	
*City:	<u>Tustin</u>	
County:	<u>Orange</u>	
*State:	<u>CA</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>92780</u>	
e. Organizational Unit:		
Department Name: Community Development Department		Division Name: Planning Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<u>Ms.</u>	*First Name: <u>Adrianna</u>
Middle Name:	<u>M.</u>	
*Last Name:	<u>Dileva-Johnson</u>	
Suffix:	_____	
Title:	Senior Management Assistant	
Organizational Affiliation: City of Tustin		
*Telephone Number: 714-573-3138		Fax Number: 714-573-3113
*Email: <u>adileva-johnson@tustinca.org</u>		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: C. City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U. S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-218 CFDA Title: Community Development Block Grant (CDBG)	
*12 Funding Opportunity Number: *Title:	
13. Competition Identification Number: Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.): City of Tustin, CA	
*15. Descriptive Title of Applicant's Project: Community Development Block Grant program for Program Year 2015-16. Funds will be used to provide a variety of public services, public facility improvements and facilities, code enforcement, and program administration (including fair housing services).	

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: CA-48	*b. Program/Project: CA-48	
17. Proposed Project:		
*a. Start Date: 7/1/15	*b. End Date: 6/30/16	
18. Estimated Funding (\$):		
*a. Federal	711,414	
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	711,414	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on ____		
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
Authorized Representative:		
Prefix: Ms.	*First Name: Elizabeth	
Middle Name: A.		
*Last Name: Binsack		
Suffix: _____		
*Title: Community Development Director		
*Telephone Number: 714-573-3031	Fax Number: 714-573-3113	
* Email: ebinsack@tustinca.org		
*Signature of Authorized Representative: <i>Elizabeth A Binsack</i>		*Date Signed: 4/27/15

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
 Prescribed by OMB Circular A-102

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 7/14/15
Signature/Authorized Official Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 , 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Eileen A. Busack 7/14/15
Signature/Authorized Official Date

COMMUNITY DEVELOPMENT DIRECTOR
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code).

Tustin City Hall
300 Centennial Way
Tustin, CA 92780

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix - Alternate/Local Data Sources

1	Data Source Name Population Growth 2000-2012
	List the name of the organization or individual who originated the data set. The City of Tustin created the table based on data from the U.S. 2000 & 2010 census and Department of Finance Estimates from 2012.
	Provide a brief summary of the data set. This data set displays the population growth from 2000-2012 from the City of Tustin, nearby jurisdictions, and Orange County.
	What was the purpose for developing this data set? The data set was developed for use in the City of Tustin's 2013-2021 Housing Element.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is comprehensive of the City of Tustin and region as a whole.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000-2012
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	Data Source Name OC Homeless Count and Survey Report 2013
	List the name of the organization or individual who originated the data set. County of Orange / OC Community Services in conjunction with The Commission to End Homelessness and OC Partnership Sana Ana.
	Provide a brief summary of the data set. This data set includes HMIS and PIT data collected from HUD and the Santa Ana/Anaheim/Orange County Continuum of Care research
	What was the purpose for developing this data set? To better understand the homeless population in Orange County.
	Provide the year (and optionally month, or month and day) for when the data was collected. Data is from July 2013

	<p>Briefly describe the methodology for the data collection.</p> <p>Data was collected from individual agencies entries into the HMIS system and from the physical PIT homeless count.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The total population are homeless individuals within Orange County.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Units of measure include counts by individual homeless and homeless family units. The average number of individuals/families included in the data set is approximately 4,000.</p>
3	<p>Data Source Name</p> <p>Orange County CoC PIT Data 2014</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Santa Ana/Anaheim/Orange County Continuum of Care.</p>
	<p>Provide a brief summary of the data set.</p> <p>Data collected from the annual Point in Time (PIT) count of the homeless conducted in January 2014.</p>
	<p>What was the purpose for developing this data set?</p> <p>To assess Orange County's homeless population.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Data was collected from individual agencies entries into the HMIS system and from the physical PIT homeless count.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The total population are homeless individuals within Orange County.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Units of measure include counts by individual homeless and homeless family units. The average number of individuals/families included in the data set is approximately 4,000.</p>
4	<p>Data Source Name</p> <p>FY2014 Fair Market Rent Summary</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD</p>

	<p>Provide a brief summary of the data set.</p> <p>This data set contains the final Fiscal Year 2014 Fair Market Rent Rates.</p>
	<p>What was the purpose for developing this data set?</p> <p>Data available to HUD users.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is available for individual states and county's.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data is current as of the 2014 Fiscal Year.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete at this time.</p>