

**IMPLEMENTATION PLAN**  
(Prepared pursuant to Article 16.5 of the California Community Redevelopment Law  
for fiscal years 1995-96 through 1999-2000)

for the  
Redevelopment Plans  
for the  
**Town Center and the South/Central Redevelopment Projects**

Tustin Community Redevelopment Agency

Tustin, California

Adopted December 5, 1994  
Resolution No. RDA-94-16

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IMPLEMENTATION PLAN  
for the  
REDEVELOPMENT PLANS  
for the  
TOWN CENTER AND THE SOUTH/CENTRAL REDEVELOPMENT PROJECTS

**I. INTRODUCTION**

This document has been prepared pursuant to Article 16.5 of the California Community Redevelopment Law ("CRL" or "State law"). It is the first five-year Implementation Plan ("Plan") for the Redevelopment Plans ("Redevelopment Plan(s)") for the Town Center and the South/Central Redevelopment Projects ("Project(s)" or "Project Area(s)").

This Implementation Plan is composed of two major components, a Five-Year Implementation Plan for Redevelopment Activities and a Five-Year Implementation Plan for Housing Activities.

The Five-Year Implementation Plan for Redevelopment Activities:

- revisits the goals and objectives of each Redevelopment Plan;
- defines the Tustin Community Redevelopment Agency's strategy to achieve the goals and objectives of each Redevelopment Plan;
- presents the programs, projects and expenditures (other than those relating to low and moderate income housing) that are proposed to attain the goals and objectives; and
- describes how the goals and objectives, programs and expenditures will eliminate blight within each of the Project Areas.

The Five-Year Implementation Plan for Housing Activities:

- shows how the statutory requirements for the set-aside and expenditure of tax increment for housing purposes will be met; and
- shows how residential development will be implemented in the Project Areas per the Agency's established goals and in compliance with requirements of the CRL.

The intent of this Implementation Plan is not to restrict Agency activities to the goals and objectives, projects, programs, and expenditures, since conditions, values, expectations, resources, and the needs of the Projects may change from time to time. Rather, this Plan outlines the current expectations of the Agency for the next five years.

## **II. BACKGROUND**

### **A. Town Center**

#### **1. Location**

The Town Center Redevelopment Project Area is located in central Tustin and incorporates the historic "old town" and civic center and a majority of the commercial properties within the central portion of the City. The Project Area is approximately 360 acres in size and is comprised of primarily commercial uses (approximately 90 percent of the Project Area land use). The commercial uses in the Project Area are primarily retail and service-oriented uses. Very few residential uses exist in the Project Area. The boundaries of the Project Area are shown in Figure 1. The Town Center Project Area contains many of the city's retail and office jobs, and is the center of goods and services which serve the greater Tustin area.

#### **2. Redevelopment Plan History**

The Redevelopment Plan for the Town Center Redevelopment Project was adopted by the City Council of the City of Tustin on November 22, 1976. The Town Center Redevelopment Plan has been amended twice. The first amendment was adopted on September 8, 1981 for the purpose of increasing the financial limitations of the Redevelopment Plan which were determined to be inadequate. The second amendment was adopted on March 20, 1989 to revise and update the list of public improvements to include additional and previously unforeseen public improvements needed to further the goals and objectives of the Redevelopment Plan. The second amendment also extended the time limit on eminent domain authority and further increased the financial limitations.

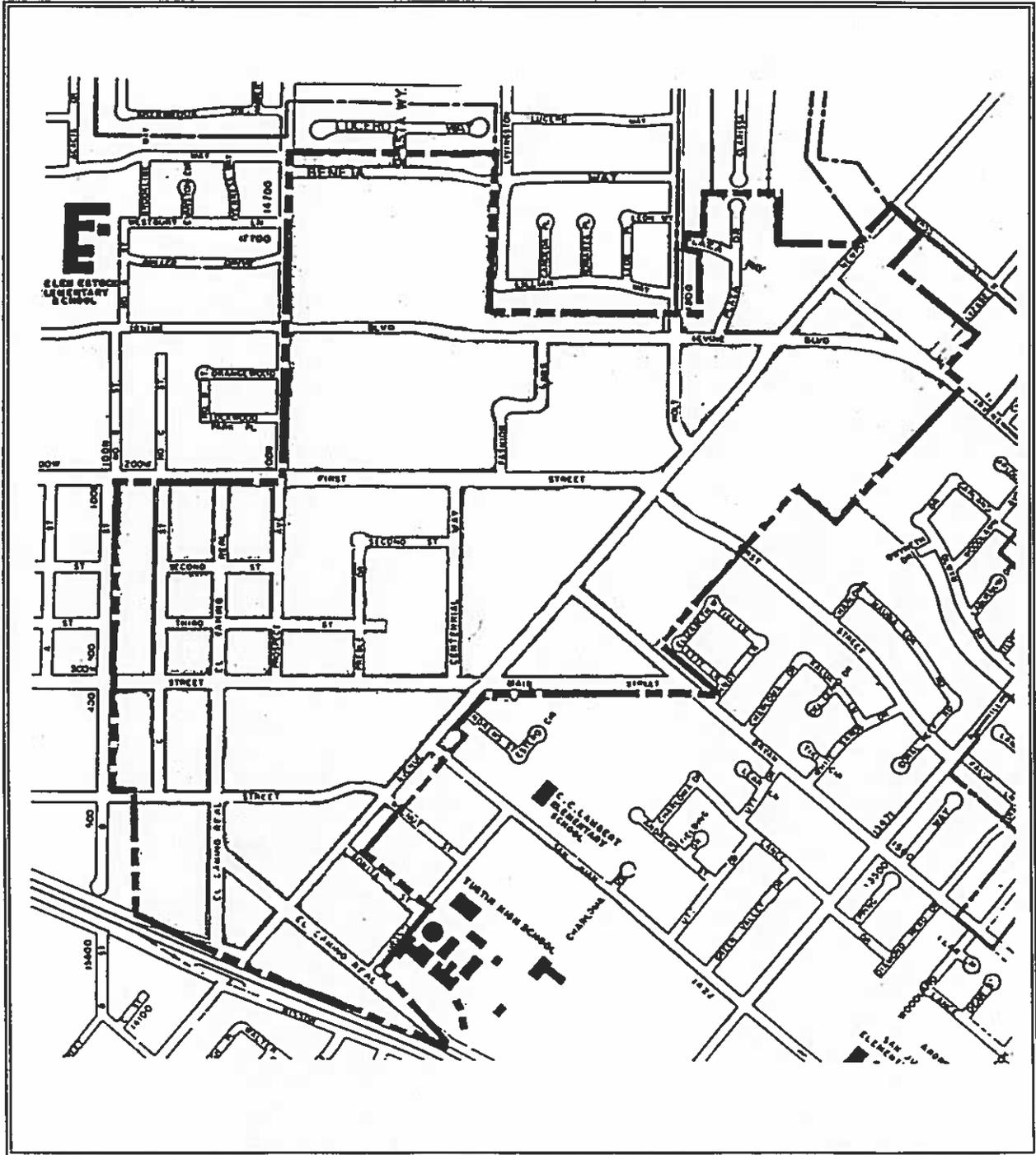
#### **3. Redevelopment Plan Goals and Objectives**

The Redevelopment Plan for the Town Center Redevelopment Project lists the following six "goals and objectives" to guide redevelopment decisions over the life of the Redevelopment Plan.

- 1) To create a mixed use town center area that combines commercial, office, residential, and public uses which will serve the needs of the community as well as encourage the healthy growth of the town center area;
- 2) To improve traffic circulation and access in the town center area as a means of reducing congestion, encouraging business development, attracting new customers to the area, alleviating pass-through traffic congestion and conflict, and improving safety;
- 3) To revitalize and develop amenities in the Project area, both publicly and privately financed, as a means of aiding the revitalization of the El Camino Real section in particular;
- 4) To increase the level of capital improvements such as the development of Columbus-Tustin Park, parking facilities, sidewalk and street landscaping, street improvements and related public improvement projects;
- 5) To improve controlled development of the area to aid in the harmonious and efficient development of the redevelopment area; and
- 6) To encourage residential development by actively seeking private development in the redevelopment area.

FIGURE 1

TOWN CENTER REDEVELOPMENT PROJECT AREA



#### 4. Accomplishments

In the past 18 years since the Project was adopted, the Agency has provided private development assistance planned for and completed vital public improvements and facilities as set forth in the Redevelopment Plan. Tables 1 and 2 show the accomplishments in the Town Center Project Area.

#### 5. Existing Obligations

The existing obligations of the Town Center Project Area include:

- **Bond Debt Service.** In 1987 the Agency sold tax allocation bonds in the amount of \$13,100,000 in order to refund a portion of the Agency's prior bond issue and make funds available for redevelopment activities within the Town Center Project Area. In 1991 the Agency sold Subordinate Tax Allocation Bonds, Series 1991. The proceeds of these Bonds were to be used by the Agency to fund additional redevelopment activities in the Town Center Project Area.
- **Educational Revenue Augmentation Fund.** SB 1135 (Chapter 68, Statutes of 1993) requires all redevelopment agencies to submit a percentage of tax increment received into a County wide Education Fund. By State law, payment into this fund for schools must be made before any other expenses are incurred, with the exception of debt service. In 1993-94, \$133,326 was transferred to this Fund and in 1994-95, \$133,326 was transferred.
- **Set-Aside for Low and Moderate Income Housing Purposes.** The CRL requires that all agencies set aside 20 percent of their tax increment revenues to facilitate the development of housing for persons with low and moderate incomes. Particulars regarding the estimated amount and planned usage of the set-aside funds are discussed in Part IV of this Implementation Plan.

### B. South/Central

#### 1. Location

The South/Central Redevelopment Project is located adjacent to the Town Center Redevelopment Project Area on the south and is comprised of two non-contiguous areas: the "South area" and the "Central area" as shown in Figure 2. The Project Area is approximately 398 acres in size and contains residential uses, neighborhood-serving commercial uses, industrial/ business park uses and vacant property.

#### 2. Redevelopment Plan History

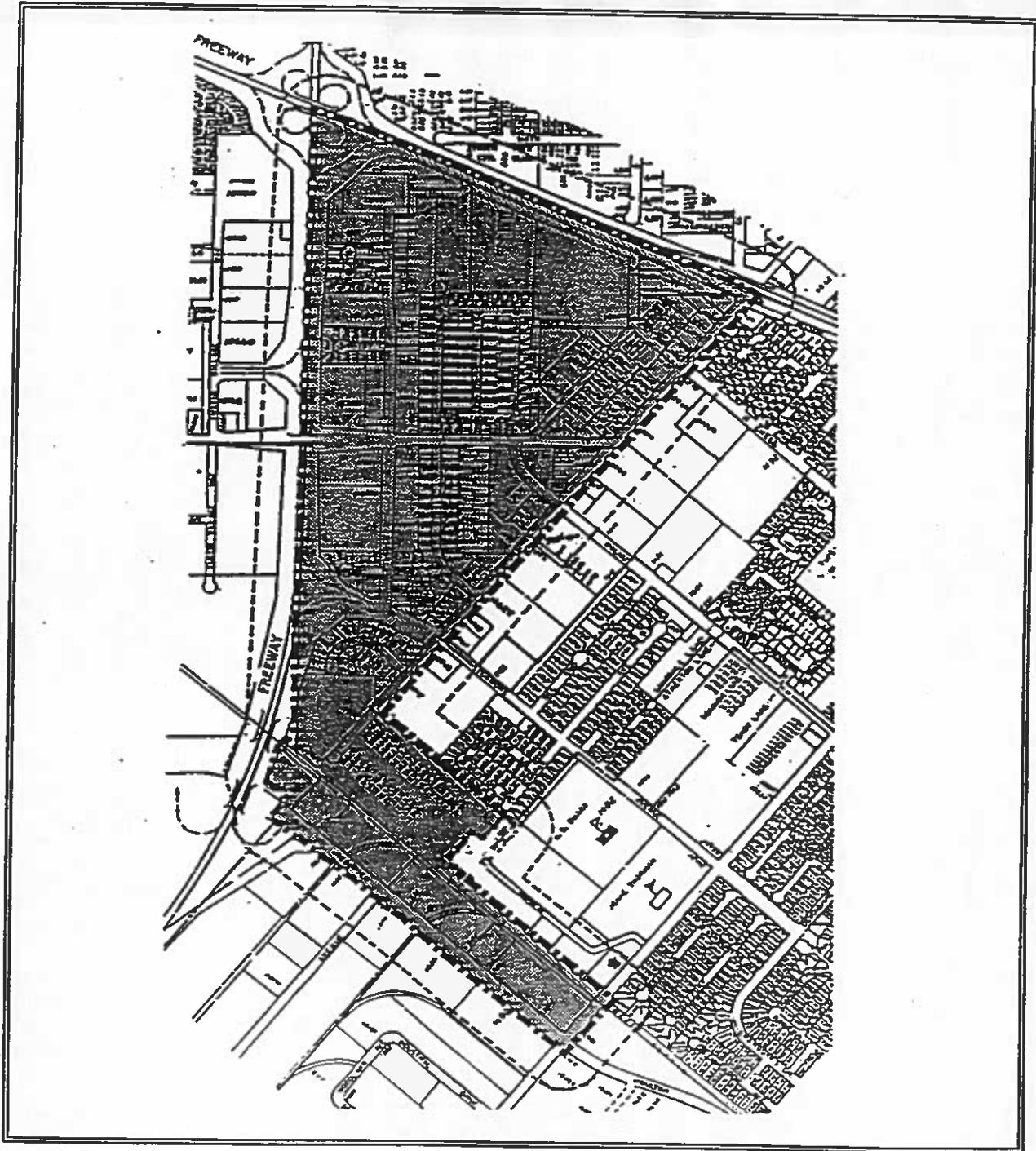
The Redevelopment Plan for the South/Central Redevelopment Project was adopted on August 1, 1983 in response to the need for basic public improvements, concern for the deteriorating condition of the residential neighborhoods, and the circulation deficiencies in the Project Area. On August 5, 1985, the City Council amended the Redevelopment Plan to add the adjacent industrial area on the south of the AT & SF railroad right-of-way to Valencia Avenue. This added area ("Amendment Area") was included because development of the property could not occur until proposed public improvements for the South/Central Redevelopment Project Area, particularly the Newport Avenue extension and a new on/off ramp at Edinger and the State Route 55 were funded and completed.

#### 3. Redevelopment Plan Goals and Objectives

The goals and objectives for the South/Central Redevelopment Project provided by the Redevelopment Plan as amended include the following:

FIGURE 2

SOUTH CENTRAL REDEVELOPMENT PROJECT AREA







**Table 1**

Tustin Community Redevelopment Agency  
Town Center Redevelopment Project

**SUMMARY OF MAJOR PROJECTS: TOWN CENTER REDEVELOPMENT PROJECT, 1976-1994**

PROJECT	PROJECT ADDRESS	UNITS SQ. FT. (APPROX.)	BUILDING VALUATION	AGENCY (PUBLIC ASSISTANCE)	RATIO OF PRIVATE TO PUBLIC INVESTMENT	ESTIMATED JOBS CREATED	ESTIMATED ANNUAL SALES TAX REVENUES
Tustin Plaza Commercial Office Restaurant	13681-891 Newport	86,500 46,500 5,000	4,859,002 2,965,383 324,175	439,000	18.5/1	244 186 20	103,920
Plaza La Fayette Commercial Restaurant	13011-051 Irvine	44,000 6,807	2,459,928 610,241	1,816,000	1.7/1	125 20	61,000*
Larwin Square Retail Addition Office Burger King	494 E. First 225 Centennial 13421 Newport	5,000 15,000 3,030	80,000 341,700 130,000	0 0 0	1/0 1/0 1/0	14 60 9	26,000*
Steven's Square Office Parking Structure	210-50 Main 445 "C"	6,038 246 Spaces	1,900,400 880,000	50,000 600,000	38/1 1.46/1	24	
Tustin Village Center Commercial Restaurant	1081-91 Main 13612 Newport	25,546 3,994	608,000 109,400	0 0	1/0 1/0	73 12	14,500
Courtyard Mervyn's Sav-On Commercial	18182 Irvine 671 E. First Holt/First	72,000 25,000 30,000	1,680,000 600,000 694,500	0 0 0	1/0 1/0 1/0	206 72 86	221,000
Ralph's	1096 Irvine	36,400	937,000	0	1/0	104	130,000
Marshalls	630 El Camino Real	31,141	285,000	0	1/0	89	93,000
Home Soups	18356 Irvine Blvd.	12,200	641,000	0	1/0	41	0
Tustin Auto Wash	240 E. First St.	4,866	325,240	0	1/0	17	0
Prime Construction	150 El Camino Real	43,056	1,300,000	0	1/0	123	0
Spirit Development	145 Main	5,035	205,000	0	1/0	20	1,500
O'Connor	160-190 Prospect	15,000	600,000	0	1/0	60	0
La Mancha	450 E. First	5,000	126,995	0	1/0	14	0
Klages	181-85 El Camino Real	3,421	172,000	0	1/0	14	2,300

\* Portions of the project not yet reporting sales tax or construction is not completed.

Table 1 (Cont'd)

PROJECT	PROJECT ADDRESS	UNITS SQ. FT. (APPROX.)	BUILDING VALUATION	AGENCY (PUBLIC ASSISTANCE)	RATIO OF PRIVATE TO PUBLIC INVESTMENT	ESTIMATED JOBS CREATED	ESTIMATED ANNUAL SALES TAX REVENUES
Office	185-95 El Camino Real	9,000	425,000	0	1/0	36	0
Office	175 "C"	8,400	341,360	0	1/0	34	0
Restaurant remodels							31,200
China Palace	13444 Newport	7,000	150,000	0	1/0	20	
Faraday's	13102 Newport	5,400	198,180	0	1/0	15	
Don Jose's	14882 Holt	7,000	200,000	0	1/0	20	
Packer's Square	13112-32 Newport	23,662	1,305,300	0	1/0	94	14,000
13 Townhouses	1042 Walnut	16,250	687,075	0	1/0	0	0
5 Apartments	545 S. "B"	3,840	188,600	0	1/0	0	0
Commercial	600 El Camino Real	4,000	120,000	0	1/0	12	0
Cerniche Office	730 El Camino Real	15,540	1,249,000	0	1/0	60	0
Tustin Motor Lodge	750 El Camino Real	4,000	281,350	0	1/0	5	0
Retail Shops	220 El Camino Real	4,720	160,000	0	1/0	14	16,000
Office	250 El Camino Real	23,376	393,820	0	1/0	94	0
Retail/Office	100 W. First Street	5,928	107,890	0	1/0	20	0
Burnett/Ehline							
Office	18231 Irvine	18,600	558,000	0	1/0	75	3,780
Office	18302 Irvine	47,244	1,750,000	0	1/0	189	80
Lewis Properties	14772 Plaza	10,500	493,000	0	1/0	42	
Commercial	18331 Irvine	6,000	145,000	0	1/0	17	14,420
Craddock	18301 Irvine	6,605	275,000	0	1/0	26	0
Commercial/Office	14251-71 Plaza	32,879	768,500	0	1/0	109	12,010
Office	161 Fashion Lane	53,000	314,100	0	1/0	212	0
Clock Towers	14742 Plaza	11,000	489,810	0	1/0	44	1,230
Wellington Plaza	505-15 First Street	26,800	865,190	0	1/0	76	22,650
Hummel Building	13732 Newport Ave.	4,286	131,150	0	1/0	17	0

**Table 2**

Tustin Community Redevelopment Agency  
Town Center Redevelopment Project

**SUMMARY OF COMPLETED PUBLIC IMPROVEMENTS: TOWN CENTER REDEVELOPMENT PROJECT, 1976-1994**

**STREET AND LANDSCAPING IMPROVEMENTS**

Irvine Blvd.  
Bryan Ave. and Main St. Triangle  
Jamboree/I-5 Interchange  
Newport Ave. at Sixth Street  
Alley Reconstruction: El Camino Real;  
Street widening: Newport Ave. (Bonita to Andrews)  
Alley Reconstruction: South of Bonita (Between  
Newport and Orange

Newport Ave. Extension  
First St. from "B" St. to Newport Ave.  
Newport Ave./El Camino Real  
El Camino Real (Old Town)  
Street Widening: 17th St. (Yorba to Enderle Center Drive)  
Street Extension: Sixth St.  
"C" Street Between Main Street and Third Street

**STORM DRAINAGE IMPROVEMENTS**

Main St. (El Camino Real to "B" St.)  
Sixth St. (El Camino Real to "B" St.)  
El Camino Real (First St. to El Camino Real)  
Main St. (Centennial Way to Prospect Ave.)  
Irvine Blvd. (Holt Ave. to Columbus Tustin School)  
Tustin Meadows Relief Storm Drain

**SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS**

Sanitary Sewer--Second St. at "C" St.  
Town Center Water Well  
Water Line--El Camino Real  
Water Pressure Improvements -Newport at Sixth St.  
Water Well--Beneta Way at Prospect Ave.

**UTILITY UNDERGROUNDING**

El Camino Real  
Larwin Square  
Irvine Blvd. at Yorba St.  
First St. at Prospect Ave.

**SIGNALIZATION AND PARKING IMPROVEMENTS**

Signalization Improvements:  
First St. at El Camino Real  
Newport Ave. at Bryan Ave.  
Prospect Ave. at First St.  
Main St. at "B" St.  
Irvine Blvd. at Old Irvine Blvd.  
First St. at Centennial Way  
Main St. at El Camino Real  
Main St. at Pacific St.  
El Camino Real at Sixth St.

Parking Improvements:  
"C" Street Parking Structure  
Steven's Square  
City Hall Parking Lot Lights

**PUBLIC FACILITIES**

Civic Center Expansion  
"C" Street Plaza  
Columbus Tustin Gymnasium

- 1) To redevelop and place abandoned industrial sites back into productive use, thereby creating employment opportunities and increased values.
- 2) To provide for development of land areas that cannot be developed due to the inadequacy of public improvements related to traffic circulation and storm drainage which can be developed as a result of governmental assistance by the Agency.
- 3) To acquire funds for housing assistance to low income families.
- 4) To provide increased traffic capacity for Redhill Avenue and Edinger Street and by providing an alternative north/south arterial.
- 5) To extend Newport Avenue to relieve congestion at freeway interchanges and reduce the traffic demand on Redhill Avenue.
- 6) To provide better emergency services to the Project Area with the construction of a grade separation for Newport Avenue and the AT and SF Railroad.
- 7) To eliminate blight, due to the disuse of the land within the Project Area caused by inadequate public improvements, and the construction of major traffic circulation improvements, and the construction of major traffic circulation that could not reasonably be expected to be made by private enterprise acting alone.

#### 4. Accomplishments

In the past 11 years since the Project was adopted and subsequently amended, the Agency's efforts have been primarily centered on planning for redevelopment and addressing the immediate needs for basic public infrastructure. Agency accomplishments to date include street and landscaping improvements for the Resco Development at Edinger and Red Hill Avenues and completed signalization and parking improvements on Edinger Avenue at Del Amo Avenue. Tables 3 and 4 shows the accomplishments in the South/Central Project Area.

#### 5. Existing Obligations

The existing obligations of the South/Central Project Area include:

- **Educational Revenue Augmentation Fund.** SB 1135 (Chapter 68, Statutes of 1993) requires all redevelopment agencies to submit a percentage of tax increment received into a County wide Education Fund. By State law, payment into this Fund for schools must be made before any other expenses are incurred, with the exception of debt service. In 1993-94, \$117,353 was transferred to this Fund and in 1994-95, \$117,353 was transferred.
- **Set-Aside for Low and Moderate Income Housing Purposes.** The CRL requires that all agencies set aside 20 percent of their tax increment revenues to facilitate the development of housing for persons with low and moderate incomes. Particulars regarding the estimated amount and planned usage of the set-aside funds are discussed in Part IV of this Implementation Plan.

**Table 3**

Tustin Community Redevelopment Agency  
 South/Central Redevelopment Project

**SUMMARY OF MAJOR PROJECTS: SOUTH/CENTRAL REDEVELOPMENT PROJECT, 1985-1994**

PROJECT	PROJECT ADDRESS	UNITS SQ. FT. (APPROX.)	BUILDING VALUATION	AGENCY (PUBLIC ASSISTANCE)	RATIO OF PRIVATE TO PUBLIC INVESTMENT	ESTIMATED JOBS CREATED	ESTIMATED ANNUAL SALES TAX REVENUES
Primrose	13882 Newport	8,000	193,000	0	1/0	27	2,600
La Mancha	13842 Newport	9,750	275,000	0	1/0	33	2,600
Colco	13812 Newport	9,600	456,000	0	1/0	27	2,600
Tustin Royale	1262 Bryan	58,000	2,754,000	0	1/0	0	0
Tustin Village	275 Sixth	14,000	232,000	0	1/0	0	0
Pasadena Apts.	15642 Pasadena	14,000	945,708	0	1/0	0	0
Lincoln Property	14901 Newport	144,000	5,699,000	0	1/0	0	0
6 Condos	15582-92 "B"	6,600	67,000	0	1/0	0	0
Sand Dollar Apts. 24 Units	15712-22 "B"	24,000	915,000	0	1/0	0	0
Norden	15222 Del Amo	61,190	2,710,000	0	1/0	204	0
Scantron	1361 Valencia	75,900	1,760,000	0	1/0	253	0
Resco R&D Restaurant	1421-81 Edinger	62,100 5,470	1,722,000 391,000	250,000	8.4/1	207 16	24,000
Pacific Bell	1252-1472 Edinger	224,500	10,572,000	0	1/0	748	
Solmar	1302 Industrial	12,000	828,000	0	1/0	40	0
Tustin Freeway Center Retail	14051-61 Newport	31,947	1,309,632	0	1/0	106	6,400
Carls Jr.	14041 Newport	3,156	235,009	0	1/0	11	11,000
Music Plus Plaza	Newport Main	18,200	1,216,500	0	1/0	61	18,500
Micro Center	1100 Edinger	45,600	3,000,000	636,000	4.7/1	125	600,000
Orange Counte Federal Credit Union	15442 Del Amo	90,000	5,400,000	0	1/0	200	0

\* Portions of the project not yet reporting sales tax or construction is not completed.  
 6235 tus  
 111794/sc

**Table 4**

Tustin Community Redevelopment Agency  
South/Central Redevelopment Project

**SUMMARY OF COMPLETED PUBLIC IMPROVEMENTS: SOUTH/CENTRAL REDEVELOPMENT PROJECT, 1985-1994**

Resco Development (Street and Landscaping Improvements, Northwest Corner of Red Hill Avenue and Edinger Avenue

Edinger Avenue at Del Amo Avenue (Signalization and Parking Improvements)

Newport Avenue Extension (Engineering and Land Acquisition)

Edinger Ramps to Northbound SR55 (Engineering)

**FIVE YEAR IMPLEMENTATION PLAN**

**FOR**

**REDEVELOPMENT ACTIVITIES**

### **III. FIVE YEAR IMPLEMENTATION PLAN FOR REDEVELOPMENT ACTIVITIES**

#### **A. Town Center**

##### **1. Focus**

The Agency's focus during the next 5 years with respect to the Town Center Redevelopment Project is to concentrate on business development program which includes land assembly for resale to private developers, site improvements, loans and grants for new development as well as for rehabilitation, and programmatic efforts aimed at business attraction and retention. The Agency also wishes to implement remaining public improvement projects as financial resources become available.

##### **2. Blight Definition**

The Community Redevelopment Law provides the legal definition of blight. The definition of blight as contained in the CRL at the time the Redevelopment Plan for the Town Center Redevelopment Project was adopted spoke to the health and safety conditions of buildings and the factors that characterized economic dislocation, deterioration, or disuse. Briefly, a blighted area is one that contains specific conditions and factors resulting in the lack of proper utilization of the area that constituted a serious burden on the community and that could not be expected to be alleviated by private enterprise acting alone. The specific blighting conditions and factors are discussed below.

##### **3. Implementation Plan Goals and Objectives**

###### **a. Listing/Definition**

For the Town Center Redevelopment Project Area, the Goals and Objectives ("Goals and Objectives") of the Implementation Plan are to:

- Provide business assistance for rehabilitation, expansion, and retention to existing and new businesses in the Town Center Redevelopment Project Area.
- Rehabilitate substandard and deteriorating structures to improve building conditions, increase functionality and desirability, and to integrate design characteristics with the aim of creating a cohesive commercial district.
- Upgrade substandard public infrastructure systems and public facilities, and provide for the installation and construction of new public improvements to meet the needs of the Project Area.
- Provide direct assistance for the development of new commercial uses.

###### **b. Relationship to Blight**

The above Goals and Objectives represent the Agency's near term direction to continue the elimination of by providing assistance to strengthen the business environment of the Town Center Project Area. Specifically, these Goals and Objectives will help to revitalize the building stock by improving deteriorated building conditions and correcting deficiencies among aged buildings. Goals and Objectives to upgrade and install public improvements and facilities, and to provide assistance to existing businesses, new businesses, and new development will help to foster new economic growth and correct conditions of depreciated values, impaired investments and economic maladjustment, while facilitating the construction of necessary public infrastructure

#### 4. Five-Year Projects and Programs

The CRL requires a five-year implementation plan regardless of economic conditions during the five-year period. It should, therefore be understood that the funding of the following projects are greatly influenced by economic conditions and the ability of the private sector to respond to Agency initiatives. Projects and expenditures rely on the private sector's ability to obtain funding as well as the Agency's ability to maintain and increase tax increment revenues. If the Agency's revenues are depleted because of new requirements imposed by the State, it is unlikely that all the projects listed below will be implemented.

##### a. Listing/Definition

The projects, programs and expenditures listed below are based on the availability of funding from existing fund balances, bond proceeds, and estimated future tax increment revenues not previously committed to existing financial obligations. The following proposed projects, programs and the corresponding expenditures over the five-year period will satisfy the Goals and Objectives of this Implementation Plan and the elimination of blighting conditions. They are listed in priority order as recently determined by the Agency. Financial resources are expected to be insufficient to complete implementation within the five-year time period.

##### **Economic Development Program (\$4,375,750)**

- **Developer/Property Owner Assistance Program.** This program supports revitalization of the City's historic Old Town and adjacent areas within the Town Center Project Area. The type of assistance will vary depending on the needs of individual projects. The type of assistance may include, but will not be limited to land assembly for resale to private developers, land preparation, off-site improvements, fee payments, design and engineering assistance, development loans (for those costs allowed by law), and development of parking.
- **Owner Assistance/Commercial Rehabilitation Program.** This program consists of financial assistance in the form of loans and/or grants for seismic retrofitting, historic preservation, building and safety code compliance, building renovation and facade improvements.
- **Business Assistance and Outreach Program.** This program is designed to support the retention of existing business and attraction of new businesses. Expenditures would include but may not be limited to the following such items: brochures, marketing materials, and support for Economic Development Council activities.

##### **Community Service Facilities Program (\$1,045,000)**

- **Columbus - Tustin Park Project.** The Agency proposes to provide additional improvements necessary for the completion of the Columbus-Tustin Park renovation.
- **Peppertree Park Renovation Project.** The Agency proposes to provide funding for the improvement of the existing facilities of the Peppertree Park and the construction of new restroom facilities.
- **Community Services Facilities Program.** The Agency proposes to conduct an improvement program for the City's Senior Center.

##### **Traffic, Utilities and Flood Control Facilities Program (\$329,200)**

- **Traffic Signalization Project.** The Agency plans to install traffic signals at the corner of 1st Street and B Street.

- **Holt Avenue/State Route 55 Storm Drain Project.** The Agency plans to fund improvements to the storm drains between Holt Avenue and State Route 55.
- **Traffic Control Facilities Program.** In addition to the traffic control project listed above, the Agency proposes to conduct a General Lighting Improvement Program that will improve existing street lighting, a traffic signalization project, a left turn phasing project and a traffic sign project within the Town Center Project Area.
- **Street Improvement Program.** The Agency has additional street improvement projects that it proposes to undertake in the Town Center Project Area. They include, general street widening program, Main Street banner pole project, Irvine Blvd. restriping project, Irvine Blvd. intersection improvement project, Newport Ave. rehabilitation program from San Juan Street to El Camino Real, Main Street rehabilitation program, and Prospect Avenue rehabilitation.
- **Utilities Improvement Program.** The Agency proposes to complete the undergrounding of utilities located in the City's historic area.

**b. Relationship to Blight**

The following is a list of the major blighting characteristics found in the Town Center Redevelopment Project Area and how proposed Agency activities will reduce the prevalence of these blighting characteristics.

- **Deterioration, Age and Obsolescence.** Although both Agency assisted and private sector redevelopment activities have made major contributions to an improvement in the building stock of the Project Area, several buildings and shopping centers characterized by age, obsolescence and deterioration remain. This portion of the building stock does not appear to meet the changing needs of the commercial/retail sector and are no longer economically competitive in today's markets. The Economic Development Program is being undertaken to correct these conditions and eliminate this blighting influence.
- **The Existence of Inadequate Public Improvements and Utilities Which Cannot be Remedied by Private or Governmental Action Without Redevelopment.** Although the Agency has undertaken an extensive public improvement program within the Project Area which has corrected several deficiencies, targeted areas in need of public improvement upgrades or new construction remain. Both public parks serving the surrounding community are in need of upgrades and renovation, and traffic control and circulation measures are needed to alleviate peak hour congestion. The Agency wishes to maintain its level of commitment to improving the public infrastructure serving the area by continuing the Community Service Facilities Program and the Traffic Utilities and Flood Control Facilities Program.
- **A Prevalence of Depreciated Values, Impaired Investments, and Economic Maladjustment.** The Town Center Project Area exhibits problems such as lack of parking, deteriorating conditions, outdated building conditions, declining property values, and a lack of investment. These conditions have slowly improved because of past redevelopment activity, but still remain. All three of the Programs proposed under this Implementation Plan will address these blighting conditions.

## **5. Blight Relationship Table**

Achievement of the Implementation Plan Goals and Objectives, and implementation of the projects, programs, and expenditures outlined in this Plan will assist in eliminating blight within the Town Center Project Area. Table 5 illustrates the relationship between the Goals and Objectives of the Implementation Plan, projects, programs and expenditures of the Implementation Plan, and the blight which will be eliminated. Private sector activities will additionally contribute to the removal of blight within the Project Area and the revitalization of the Town Center Project Area.

### **B. South/Central**

#### **1. Focus**

With the exception of housing activities, the Agency intends to concentrate its redevelopment effort to allow for full funding to implement the Pacific Center East Specific Plan in the Amendment Area and to alleviate traffic congestion throughout the Project Area. The redevelopment of the Amendment Area is guided by the Pacific Center East Specific Plan adopted by the Tustin City Council in December 1990 and amended in May of 1994. The Specific Plan is the primary device for implementing the land use provisions of the Redevelopment Plan for the South/Central Redevelopment Project.

While concentrating efforts within the Pacific Center East Specific Plan area, the Agency also wishes to continue its public improvement program in the remainder of the Project Area by implementing traffic control projects to correct deficiencies in vehicular circulation.

#### **2. Blight Definition**

The Community Redevelopment Law provides the legal definition of blight. The definition of blight as contained in the CRL at the time the Redevelopment Plan for the South/Central Redevelopment Project was adopted addressed the health and safety conditions of buildings and the factors that characterized economic dislocation, deterioration, or disuse. Briefly, a blighted area is one that contains specific conditions and factors resulting in the lack of proper utilization of the area that constituted a serious burden on the community and that could not be expected to be alleviated by private enterprise acting alone. The specific blighting conditions and factors are discussed below.

#### **3. Implementation Plan Goals and Objectives**

##### **a. Listing/Definition**

For the South/Central Redevelopment Project Area, the Goals and Objectives ("Goals and Objectives") of the Implementation Plan are to:

- Facilitate development to create local job opportunities and to preserve the City's employment base.
- Provide assistance to the private sector through the construction of circulation improvements designed to facilitate access to underutilized sites.
- Upgrade substandard public infrastructure systems and public facilities, and provide for the installation and construction of new public improvements to meet the requirements of existing and new development in the Project Area.
- Provide direct assistance for the development of new commercial uses.
- Provide for an integrated business park environment which capitalizes on market opportunities and which is compatible with adjacent developed land uses.

**Table 5**

Tustin Community Redevelopment Agency  
Town Center Redevelopment Project

Five-Year Implementation Plan: 1995-96 through 1999-2000

**GOALS AND OBJECTIVES AND PROGRAM LINK TO ELIMINATION OF BLIGHTING CONDITIONS:  
TOWN CENTER REDEVELOPMENT PROJECT**

Goals and Objectives	Deterioration	Age and Obsolescence	Inadequate Public Improvements and Utilities	Depreciated Values, Impaired Investments, and Economic Maladjustment
Provide business assistance for rehabilitation, expansion, and retention to existing and new businesses in the Town Center Redevelopment Project Area.	✓	✓		✓
Rehabilitate substandard and deteriorative structures to improve building conditions, increase functionality and desirability, and to integrate design characteristics with the aim of creating a cohesive commercial district.	✓	✓		
Upgrade substandard public infrastructure systems and public facilities, and provide for the installation and construction of new public improvements to meet the needs of the Project Area.			✓	
Provide direct assistance for the development of new commercial uses.				✓

**Program**

Economic Development Program	✓	✓		✓
Community Service Facilities Program			✓	
Traffic, Utilities and Flood Control Facilities Program			✓	

## **b. Relationship to Blight**

The above Goals and Objectives represent the Agency's near term direction to continue the elimination of blight by providing support to the industrial sector of the South/Central Project Area, thus expanding the industrial base of the City and increasing employment opportunities. Specifically, these Goals and Objectives will help to facilitate private sector development by assisting in the construction of public improvements. Goals and Objectives to provide assistance to existing businesses, new businesses, and new development will help to foster new economic growth and correct conditions of depreciated values, impaired investments and economic maladjustment by returning the land to proper utilization.

## **4. Five-Year Projects and Programs**

The CRL requires a five-year implementation plan regardless of economic conditions during the five-year period. It should, therefore be understood that the funding of the following projects are greatly influenced by economic conditions and the ability of the private sector to respond to Agency initiatives. Projects and expenditures rely on the private sector's ability to obtain funding as well as the Agency's ability to maintain and increase tax increment revenues. If the Agency's revenues are depleted because of new requirements imposed by the State, it is unlikely that all the projects listed below will be implemented.

### **a. Listing/Definition**

The projects, programs and expenditures listed below are based on the availability of funding from existing fund balances, bond proceeds, and estimated future tax increment revenues not previously committed to existing financial obligations. The following proposed projects, programs and the corresponding expenditures over the five-year period will satisfy the Goals and Objectives of this Implementation Plan and the elimination of blighting conditions. They are listed in priority order as recently determined by the Agency. Financial resources are expected to be insufficient to complete implementation within the five-year time period.

#### **Street Improvement Program (\$17,341,223)**

- **State Route 55 Ramp Construction Project.** The Agency and the property owners/developer of the Pacific Center East propose to provide funding for the project study report, the environmental study, plans, engineering and construction for the new ramp from State Route 55 at Newport Avenue. In addition, the Agency proposes to provide funding for the project study report, the environmental study, plans, right of way acquisition, engineering and construction for the closure of the State Route 55 Ramp at Edinger Street. The total cost of the project will be split between the Agency and the owner/developers of the Pacific Center East.
- **State Route 55/Del Amo Avenue Improvement Project.** This program is to be completed in coordination with the construction of the new on/off ramp at Newport Avenue. The expenses of this project are to be shared between the Agency and property owners/developers of the Pacific Center East.
- **Newport Avenue North Extension Project.** The Agency proposes to implement this project in an attempt to address the major traffic and circulation improvements that are needed in the South/Central Project Area. The project is expected to extend Newport Avenue from its existing terminus south to Edinger Avenue and includes a necessary grade separation over the railroad tracks and flood control wash. This project will be undertaken in coordination with the developers/and property owners of the Pacific Center East area.

- **Newport Avenue South Extension Project.** The City's transportation network serving both the Southern portion of the City as well as the commercial core in Old Town are currently impacted by traffic congestion. To address this situation the Agency proposes a second phase of Newport Avenue extension for the extension of Newport Avenue south to Valencia Avenue. Costs for this project would be shared between the Agency and the private land owners in the Pacific Center East area.
- **Red Hill Avenue Grade Separation Project.** This project will create a grade separation at Red Hill Avenue and the AT & SF railroad tracks.
- **Housing Rehabilitation Street Improvement Program.** Through a private/Agency effort, the Agency proposes to provide street improvements coordinated with the housing rehabilitation programs. The Agency proposes to assist in this program through, among other things, funding for off-site improvements including alley pavement and public right of way improvements.
- **Valencia Avenue Improvement Project.** The Agency proposes to fund the preliminary engineering and environmental assessment of the widening and associated pavement improvements on Valencia Avenue from Newport Avenue to Red Hill Avenue.
- **Red Hill Avenue Improvement Project.** This project will fund the preliminary engineering and environmental assessment of the widening and pavement improvements on Red Hill Avenue from Valencia Avenue to Edinger Avenue.
- **Mitchell Avenue Improvement Project.** This rehabilitation program proposes to prepare engineering studies and to design the pavement and right of way improvements needed on Mitchell Avenue between Newport Avenue and Nissan Road.
- **Newport Avenue Rehabilitation Program.** This rehabilitation program proposes to fund the preliminary engineering and construction of road improvements needed on Newport Avenue from Sycamore Avenue to McFadden Avenue.
- **C Street Reconstruction Project.** The Agency proposes to fund the reconstruction of C Street north of Mitchell Avenue.
- **Mitchell Avenue Widening Project.** This project proposes to fund the preliminary engineering and design of the widening and associated pavement improvements on Mitchell Avenue from B street to Newport Avenue.
- **San Juan Street Widening Project.** The Agency proposes to fund the widening and pavement improvements associated with street reconstruction on San Juan Street from Newport Avenue to Orange Avenue.
- **McFadden Avenue Rehabilitation Project.** The Agency proposes to fund the rehabilitation of McFadden Avenue from State Route 55 to Newport Avenue.

**Economic Development Program (\$1,101,000)**

- **Developer/Property Owner Assistance Program.** This program proposes to support development and revitalization within the South/Central Project Area. The type of assistance would vary depending on the needs of each individual project. The type of assistance would include, but may not be limited to: land assembly for sale to private developers, land preparation, rehabilitation costs, off-site improvements, fee payments, design and engineering assistance, development loans, and development of parking.

- **Business Assistance and Outreach Program.** This program is designed to support the retention of existing business and attraction of new businesses. Expenditures include but would not be limited to such items as brochures, marketing materials, and support for Economic Development Council activities.

**Recreational Facilities Program (\$2,000,000)**

- This program would provide recreational facilities for elementary and middle school age children, young adults and/or families.

**Traffic Control Facilities Program (\$213,400)**

- **General Lighting Improvement Program.** This program would provide lighting improvements in portions of the Project Area. This program is intended to upgrade the existing lighting and provide for added security in the area.
- **Alley Improvement Program.** Pavement improvements are proposed for the following alleys: south of Walnut between Newport Avenue and Orange Avenue; south of San Juan Street between Newport Avenue and Orange Avenue; and south of Bonita Avenue between Newport and Orange Avenues.
- **Traffic Signalization Project.** The Agency plans to install traffic signals at the corner of McFadden Street and Walnut Avenue.

**Flood Control Facilities Program (\$56,200)**

- **Sycamore Avenue Storm Drain Improvement Project.** Drainage improvements to the storm drain along Sycamore Avenue.

**b. Relationship to Blight**

The following is a list of the major blighting characteristics found in the South/Central Project Area and how proposed Agency activities will reduce the prevalence of these blighting characteristics.

- **The Existence of Inadequate Public Improvements and Utilities Which Cannot be Remedied by Private or Governmental Action Without Redevelopment.** Access between the northern portion and the southern portion (essentially the 1985 Amendment Area) of the South area of the South/Central Project Area is restricted because of the lack of through streets. Redhill Avenue acts as the only north-south access route but does not provide direct access into Tustin's central area. In addition, further development within the Pacific Center East Specific Plan Area is restricted because of a lack of necessary public improvements, particularly circulation improvements needed to provide access to various sites. The Agency intends to facilitate development within this area and to eliminate the lack of proper utilization and prevalence of vacant sites within this area through the Street Improvement Program, Traffic Control Facilities Program and Flood Control Facilities Program.
- **A Prevalence of Depreciated Values, Impaired Investments, and Economic Maladjustment.** The underutilization of the land within the Amendment Area will continue unless action is taken to facilitate private development. The Amendment Area suffers from a lack of proper utilization because of an inadequate infrastructure system. Extraordinarily high costs are required to correct deficiencies, notably circulation deficiencies. Without these improvements, the land becomes underutilized and a burden on the community. The Agency is proposing to contribute to the construction of off-site circulation system improvements (particularly the extension of Newport Avenue

to provide access to the area), freeway ramp improvements, and street improvements through the Programs cited above. The Agency is also proposing the Economic Development Program to foster economic vitality.

#### **5. Blight Relationship Table**

Achievement of the Implementation Plan Goals and Objectives, and implementation of the projects, programs, and expenditures outlined in this Plan will assist in eliminating blight within the South/Central Project Area. Table 6 illustrates the relationship between the Goals and Objectives of the Implementation Plan, projects, programs and expenditures of the Implementation Plan, and the blight which will be eliminated. Private sector activities will additionally contribute to the removal of blight within the Project Area and the revitalization of both the South/Central Project Area.

**Table 6**

Tustin Community Redevelopment Agency  
 South / Central Redevelopment Project

Five-Year Implementation Plan: 1995-96 through 1999-2000

**GOALS AND OBJECTIVES AND PROGRAM LINK TO ELIMINATION OF BLIGHTING CONDITIONS:  
 SOUTH/CENTRAL REDEVELOPMENT PROJECT**

Goals and Objectives	Inadequate Public Improvements and Utilities	Depreciated Values, Impaired Investments and Economic Maladjustment
Facilitate development to create job opportunities and to preserve the City's employment base.		✓
Provide assistance to the private sector through the construction of circulation improvements designed to facilitate access to underutilized sites.	✓	✓
Upgrade substandard public infrastructure systems and public facilities, and provide for the installation and construction of new public improvements to meet the requirements of existing and new development in the Project Area.	✓	✓
Provide direct assistance for the development of new commercial uses.		✓
Provide for an integrated business park environment which capitalizes on market opportunities and which is compatible with adjacent land uses.		✓

Program

Street Improvement Program	✓	
Economic Development Program		✓
Traffic Control Facilities Program	✓	✓
Flood Control Facilities Program	✓	✓

**FIVE YEAR IMPLEMENTATION PLAN**

**FOR**

**HOUSING ACTIVITIES**

#### **IV. FIVE YEAR IMPLEMENTATION PLAN FOR HOUSING ACTIVITIES**

##### **A. Requirements**

This housing component of the Implementation Plan for the Town Center and South/Central Redevelopment Projects is the complement of the redevelopment component. The Implementation Plan sets forth the Tustin Redevelopment Agency's goals and objectives, projects and expenditures for the Projects over the five-year period commencing in July, 1995.

Much of the information presented in this housing component of the Plan, including the components of the Agency's Housing Program, are based on the contents of the CITY OF TUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY (the "Strategy") which was adopted by the City of Tustin and the Agency in November of 1993. The Comprehensive Affordable Housing Strategy remains the primary policy document to be used by the City and the Agency to meet its housing responsibilities.

This housing component of the Implementation Plan presents the Agency's intended program to deal with the expenditure of funds and other activities relating to the production of housing affordable to persons and families of low and moderate ("low-mod") income. Low-mod income includes the following income levels:

- moderate income, which is defined as household income of 80% to 120% of median income for the applicable household size;
- low income, which is defined as income of 50% to 80% of median income for the applicable household size; and
- very low income, which is defined as income less than 50% of median income of the applicable household size.

##### **B. Set-Aside of Tax Increment**

###### **1. Requirements for South/Central Redevelopment Plan**

Because the Redevelopment Plan for the South/Central Redevelopment was adopted after January 1, 1977, the provisions of Section 33334.2 regarding the set-aside of twenty percent (20%) of Project tax increment for low-mod housing purposes apply. The set-aside is required to be deposited into a Housing Fund created to hold the moneys until expended. The Section enables the elimination or reduction of an annual housing deposit if the Agency makes findings regarding the lack of need for low-mod housing in Tustin or the sufficiency of less than twenty percent of the Project Area's tax increment to meet the need that does exist. Any such reduction would render money not deposited into the Housing Fund available for other redevelopment purposes. Also, pursuant to other provisions of the CRL, the required deposits may be made by diverting money from one to another of the Agency's redevelopment Project Areas.

###### **2. Requirements for Town Center Redevelopment Plan**

The adoption of the Redevelopment Plan for the Town Center Redevelopment Project predates the original requirement that agencies set aside 20% of tax increment for low-mod housing but the Project is subject to Section 33334.6, which applied the set-aside requirement to pre-1977 projects. The requirement for the Town Center Project provides the same options for reducing or eliminating the set-aside in a given year as are discussed above and adds one more. If a project has obligations that were incurred prior to the set-aside requirement the agency can defer the annual set-aside as necessary to meet its earlier obligations. The obligations were to be identified on a Statement adopted by resolution of the Agency prior to September 1, 1986.

The Agency adopted such a statement for obligations of the Town Center Project and in subsequent years deferred the deposit of approximately 2.8 million dollars into the Housing Fund. Under the provisions of the CRL, an agency that defers any portion of a deposit or deposits into the Housing Fund must adopt a plan for the elimination of the deficit caused by the deferral. The Agency has adopted such a plan and will begin to make deposits into the Housing Fund for the Town Center Project during the 1996-97 fiscal year. These deposits are included in the cash flow of the Housing Fund presented later.

Except for the deferral of deposits for the Town Center Project, the Agency has not availed itself of any of the options for eliminating, reducing or using another project's resources to meet the low-mod housing set-aside requirement and does not currently anticipate that it will exercise any of these options over the term of this Implementation Plan. The projections of deposits into the Housing Fund that are included in following sections assume that the 20% set-aside will be deposited into the Housing Fund in each of the years covered by this Plan.

### 3. Net Housing Set-Aside Available: Town Center and South/Central

Shown on the attached Tables 7a and 7b are the estimated beginning balances in the Housing Fund and the projected deposits into the Housing Fund for the South/Central and Town Center Projects, respectively. The projected deposits into the fund are based on the revenue estimates included as part of the Strategy. Using these estimates and actual starting balances, as of June 30, 1994, for the Housing Funds, the following amounts of available funds for the Agency's Housing Program were determined, all as shown on Tables 7a and 7b. No other resources are assumed to be used in any significant amount to accomplish the goals and objectives of this Plan.

#### Summary of Funds Available Over the Plan Term

	<u>South/Central</u>	<u>Town Center</u>
Beginning Balance as of 6/30/94	\$1,661,000	\$1,042,000
Estimated Deposits	2,172,000	4,402,000
Estimated Investment Earnings	<u>144,000</u>	<u>151,000</u>
Total Available	\$3,977,000	\$5,595,000

The Housing Set-Aside revenue shown on Tables 7a and 7b was estimated based on 20 percent of estimated tax increment revenue for the Project Area. The amounts shown on the Tables are estimates, actual tax increment revenues and resulting Housing Set-Aside revenues could be more or less than the amounts shown on the Tables. Deposits into the Town Center Housing Fund include payments made from "non-housing" tax increment pursuant the Agency's adopted deficit elimination plan as discussed above.

### 4. The Housing Program and Housing Fund Expenditures

A description of the projects and programs comprising the Agency's housing activities and the time frame for each is discussed below.

- **First-Time Homebuyers Program.** This program is comprised of three major components:

**Table 7a**

Tustin Community Redevelopment Agency  
South Central Redevelopment Project Area

**ILLUSTRATIVE PROJECT CASH FLOW - HOUSING PROGRAM**  
(000's Omitted)

	Plan Period					
	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
<b>Resources</b>						
Beginning Balance	\$3,216	\$1,661	\$1,019	\$990	\$838	\$283
Housing Set Aside	406	415	425	434	444	454
Investment Earnings	96	50	31	30	25	8
<b>Total Resources</b>	<b>\$3,718</b>	<b>\$2,125</b>	<b>\$1,475</b>	<b>\$1,454</b>	<b>\$1,307</b>	<b>\$746</b>
<b>Existing Obligations</b>						
Renaissance Affordability and Downpayment Assistance	463	0	0	0	0	0
Renaissance Right of Way Acquisition	591	0	0	0	0	0
<b>Total Existing Obligations</b>	<b>1,054</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cumulative Net Deposits (not including the Beginning Balance) (1)</b>	<b>\$502</b>	<b>\$967</b>	<b>\$1,422</b>	<b>\$1,886</b>	<b>\$2,355</b>	<b>\$2,818</b>
<b>Expenditures</b>						
First-Time Homebuyers Program	0	35	0	35	0	35
Preservation of Existing Affordable Units	0	500	0	0	0	0
Rehabilitation of Existing Housing Stock	903	466	375	466	903	466
Administration Expenses (2)	100	105	110	115	121	127
<b>Total Expenditures</b>	<b>\$1,003</b>	<b>\$1,106</b>	<b>\$485</b>	<b>\$616</b>	<b>\$1,024</b>	<b>\$628</b>
<b><u>ESTIMATED EXCESS SURPLUS (3)</u></b>						
Balance Available (4)	1,661	1,019	990	838	283	118
<b>Total of prior four fiscal year's Housing Set Aside Deposits / Or \$1.0 Million (5)</b>	<b>1,754</b>	<b>1,756</b>	<b>1,722</b>	<b>1,679</b>	<b>1,718</b>	<b>1,757</b>
<b>Excess Surplus</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

(1) Equals cumulative deposits of Housing Set Aside Monies, including interest.

(2) As shown on the CITY OF JUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY for the South Central Redevelopment Project Area.

(3) As estimated by Katz Hollis.

(4) Reflects total resources less total obligations and total expenditures.

(5) Amount shown is the greater of the prior four year's housing deposits or \$1.0 million, whichever is greater. Please note that this calculation is based on the balance available as of fiscal year ending June 30, 1995, therefore prior year deposits are 1991-92 through 1994-95.

**Table 7b**

Tustin Community Redevelopment Agency  
Town Center Redevelopment Project Area

**ILLUSTRATIVE PROJECT CASH FLOW - HOUSING PROGRAM**

(000's Omitted)

	Plan Period					
	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00
<b>Resources</b>						
Beginning Balance	\$1,036	\$1,042	\$1,233	\$437	\$870	\$1,470
Housing Set Aside	457	460	469	480	491	502
Investment Earnings	31	31	37	13	26	44
Deficit Reduction Payment			500	500	500	500
<b>Total Resources</b>	<b>\$1,524</b>	<b>\$1,533</b>	<b>\$2,239</b>	<b>\$1,430</b>	<b>\$1,887</b>	<b>\$2,516</b>
<b>Existing Obligations</b>						
Preservation of Tustin Gardens	275	0	0	0	0	0
<b>Total Existing Obligations</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cumulative Net Deposits (not including the Beginning Balance) (1)</b>	<b>\$488</b>	<b>\$979</b>	<b>\$1,485</b>	<b>\$1,978</b>	<b>\$2,495</b>	<b>\$3,041</b>
<b>Expenditures</b>						
First-Time Homebuyers Program	100	35	200	135	300	335
New Housing Construction	0	155	0	310	0	279
Rehabilitation of Existing Housing Stock	0	0	1,490	0	0	1,782
Support and Ancillary Services	60	60	60	60	60	60
Administration Expenses (2)	47	50	52	55	57	60
<b>Total Expenditures</b>	<b>\$207</b>	<b>\$300</b>	<b>\$1,802</b>	<b>\$560</b>	<b>\$417</b>	<b>\$2,516</b>
<b><u>ESTIMATED EXCESS SURPLUS (3)</u></b>						
Balance Available (4)	\$1,042	\$1,233	\$437	\$870	\$1,470	\$0
<b>Total of prior four fiscal year's Housing Set Aside Deposits / Or \$1.0 Million (5)</b>	<b>1,375</b>	<b>1,835</b>	<b>1,843</b>	<b>1,866</b>	<b>1,900</b>	<b>1,942</b>
<b>Excess Surplus</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

(1) Equals cumulative deposits of Housing Set Aside Monies, including interest.

(2) As shown in the CITY OF TUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY for the Town Center Redevelopment Project Area.

(3) As estimated by Katz Hollis.

(4) Reflects total resources less total obligations and total expenditures.

(5) Amount shown is the greater of the prior four year's housing deposits or \$1.0 million, whichever is greater. Please note that this calculation is based on the balance available as of fiscal year ending June 30, 1995, therefore prior year deposits are 1991-92 through 1994-95.

- ◇ **Mortgage Credit Certificate (MCC) Program.** Both Projects will provide support for the MCC Program, which is administered by the County of Orange and provides federal income tax credits as a form of assistance to homebuyers. The Projects will be responsible for the provision of reserve accounts that assure the program will be utilized and for an allocation of the administrative costs of the program.
- ◇ **First-Time Homebuyer Downpayment Assistance Program.** In the Town Center Project, the Downpayment Assistance Program effort consists of providing a portion of the downpayment necessary to qualify for a home purchase and will also refer potential homebuyers to banks and other lenders that offer below market downpayment requirements to qualified buyers.
- ◇ **First-Time Homebuyer Second Mortgage Program.** The Town Center Project will be involved in the Second Mortgage Program, which consists of the provision of deferred or minimal payment second mortgages that reduce the overall mortgage cost of a home to levels supportable by low-mod buyers.
- **Preservation of Existing Affordable Units.** Each Project Area is the site of a federally-assisted housing development that is near to, or has reached, the termination of its affordability restrictions. Preservation of these units as affordable housing for low-mod households is the intent of this component of the Housing Program.
  - ◇ **Preservation for the Tustin Gardens Apartments.** Expenditures to accomplish preservation of the affordability of the Tustin Gardens Apartments in the Town Center Project are on-going and expected to be completed before the term of this Implementation Plan commences.
  - ◇ **Preservation of Orange Gardens Apartments.** Preservation of the affordability of the Orange Gardens Apartments using funds from the South/Central Housing Fund has been delayed and will be part of the activities undertaken during the term of this Plan.
- **Rehabilitation of Existing Housing Stock.** The rehabilitation component of the Agency's Housing Program seeks to increase homeownership opportunities, balance the income mix by increasing the number of moderate income households, and improve the housing stock while preserving affordability for existing low income residents.
  - ◇ **Owner-Occupied Rehabilitation Loans & Grants.** The Agency proposes to provide rehabilitation loans and grants for owner-occupied single-family properties within the South Central Project for households at or below 120% of median income, adjusted for household size.
  - ◇ **2-4 Unit Rehabilitation and Resale.** The South Central Project Area contains a number of smaller apartment projects containing two to four units each. This rehabilitation effort consists of acquisition of multi-family properties and their conversion to ownership housing.
  - ◇ **Rental Rehabilitation Loans and Grants.** This program gives loans and grants to owners of rental properties in the South Central Project whose occupants qualify as persons of low-mod income as incentives to improve their properties and will be

accompanied by City code enforcement activities to ensure that substandard units are brought into compliance with City codes.

- ◇ **2-4 Unit Rehabilitation and Rental.** The Agency proposes the use of this program for the acquisition and substantial rehab of existing rental units then reselling the units under restrictions as to their occupancy as low-mod units within the South Central Project.
- ◇ **Rental New Construction or Substantial Rehabilitation.** The Agency proposes the use of this program in the Town Center Project for loans and grants to the owners of rental properties whose occupants qualify as persons of low-mod income. The funds will be used for new construction or substantial rehab of existing rental units.
- **New Housing Construction.** The Agency intends to use the assistance techniques discussed under the First-Time Homebuyers Program as an incentive to developers to build units for a readily available market of homebuyers in this New Housing Construction Program.
  - ◇ **Owner New Construction Townhomes.** The assistance, to be provided from the Town Center Housing Fund, would be in return for covenants that restrict the sale of the units to qualified low-mod persons for at least the minimum amount of time required by law. Similar type assistance would be provided to the developers of rental housing. Deferred or minimum payment second mortgages that reduce the cost of developing the housing would be made available in exchange for covenants to maintain the affordability of the new units within the low-mod category. The Agency can also assist the development of new owner and rental housing through its typical activities of site assemblage and resale to developers.
- **Support and Ancillary Services.** The Support and Ancillary Services will provide assistance to those who might otherwise become homeless. This component of the Housing Program will be undertaken with funding from the Town Center Housing Fund and includes the following:
  - ◇ **Emergency Home Mortgage Assistance.** This program is generally in the form of low interest loans or restructuring of existing mortgage payments, for homeowners whose homes are in danger of foreclosure because of financial circumstances outside of their control.
  - ◇ **Emergency Rental Assistance.** Comparable programs for renters provide financial assistance to tenants at risk of eviction for similar reasons.
- **Administrative Expenditures:** In the course of implementing the housing program, administrative costs will be incurred. Such expenditures include salaries, overhead, consultant and legal expenses, supplies, etc. Actual administrative expenditures must be determined each year and found to be necessary to implement the housing program. For the 1994-95 fiscal year, the Agency anticipates the expenditure of approximately \$50,000 of Housing Fund moneys in the Town Center Project on administrative costs. The corresponding number for the South/Central Project is \$105,000. The Housing Program cash flow includes estimates of future years'

administrative expenditures based on the 1994-95 amount adjusted for inflation of approximately five percent per year.

Tables 8a and 8b provide an illustrative example of how the housing program could be financed on an annual basis over the five-year period. The cash flow provided on the table is meant to provide an indication of the financing of the Housing Program and of the estimated expenditures to be made from the Housing Fund during each of the five years of the Implementation Plan. The timing and specific amounts of the expenditures may be adjusted over time. Specific decisions on each of these items will be made as part of the Agency's annual budget process.

Given the successful implementation of the Housing Program, the annual distribution of the units to be assisted and estimates of the expenditures of moneys for each program is provided on Tables 8a and 8b. The timing of expenditures and the amounts of units assisted are both as identified in the Strategy.

#### **5. Proportional Expenditure for Low and Very Low Income Housing [Section 33334.4]**

The Projects are subject to the CRL mandate that the Agency have a policy of expending moneys in the Housing Fund in proportion to the unmet need for housing for persons and families of low and very low income. Based on the Comprehensive Affordable Housing Strategy, the following are the allocations for the City of Tustin for the categories of very low, low and moderate income.

City of Tustin  
Fair Share Housing Allocation

<u>Income</u>	<u>Units</u>	<u>Percent</u>
Very Low	414	20 %
Low	365	18 %
<b>Subtotal</b>	<b>779</b>	<b>38 %</b>
Moderate	1,301	63 %
<b>Total</b>	<b>2,080</b>	<b>100 %</b>

Source: Tustin Affordable Housing Strategy

It is the policy of the Agency to spend 38 percent of the Project Areas' Housing Fund money on housing for persons of very low and low income and 63 percent on moderate income housing. While the Agency intends to spend the above percentage of its Housing Fund on housing for persons of low and very low income, the target is intended to be met over the life of the redevelopment project and not strictly on an annual basis. In some years, more or less moneys may be spent on housing for persons with low and very low income, depending on housing opportunities, market conditions and other restricting factors. The Agency will monitor its expenditures of Housing Fund money in order to comply with legal requirements over the life of the Project.

#### **C. Residential Units to be Developed in Projects**

Both of the Agency's Project Areas were adopted after January 1, 1976. As a result, housing development in the Projects is subject to the housing production requirements of Section 33413 (b). These requirements mandate that certain percentages of all housing developed in the Projects be affordable to low-mod persons and families.

**Table 8a**

Tustin Community Redevelopment Agency  
 South Central Redevelopment Project Area

**ESTIMATE OF AGENCY ASSISTED HOUSING UNITS (1)**

	Plan Period					Totals
	1995-96	1996-97	1997-98	1998-99	1999-00	
<b>First-Time Homebuyers Program</b>						
Mortgage Credit Certification Program						
Total Units	111	0	111	0	111	333
Total Expenditures	\$35,000	\$0	\$35,000	\$0	\$35,000	\$105,000
Subtotal	\$35,000	\$0	\$35,000	\$0	\$35,000	\$105,000
<b>Preservation of Existing Affordable Units</b>						
Preservation of Orange Gardens Apartments						
Total Units	0	160	0	0	0	160
Total Expenditures	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Subtotal	\$0	\$500,000	\$0	\$0	\$0	\$500,000
<b>Rehabilitation of Existing Housing Stock</b>						
Owner-Occupied Rehabilitation Loans & Grants						
Total Units	5	5	5	5	5	25
Total Expenditures	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
2-4 Unit Rehabilitation and Resale						
Total Units	8	0	8	0	8	24
Total Expenditures	\$91,000	\$0	\$91,000	\$0	\$91,000	\$273,000
Rental Rehabilitation Loans and Grants						
Total Units	20	20	20	20	20	100
Total Expenditures	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
2-4 Unit Rehabilitation and Rental						
Total Units	0	0	0	6	0	6
Total Expenditures	\$0	\$0	\$0	\$528,000	\$0	\$528,000
Subtotal	\$466,000	\$375,000	\$466,000	\$903,000	\$466,000	\$2,676,000
<b>Total Number of New, Rehabilitated or Price-Restricted Units</b>	<b>144</b>	<b>185</b>	<b>144</b>	<b>31</b>	<b>144</b>	<b>648</b>

(1) Reflects estimates of units to be assisted utilizing Housing Set Aside funds as shown in the CITY OF TUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY.

**Table 8b**

Tustin Community Redevelopment Agency  
Town Center Redevelopment Project Area

**ESTIMATE OF AGENCY ASSISTED HOUSING UNITS (1)**

	Plan Period					Totals
	1995-96	1996-97	1997-98	1998-99	1999-00	
<b>First-Time Homebuyers Program</b>						
Downpayment Assistance Program						
Total Units	0	20	0	20	0	40
Total Expenditures	\$0	\$100,000	\$0	\$100,000	\$0	\$200,000
Second Mortgage Program						
Total Units	0	5	5	10	15	35
Total Expenditures	\$0	\$100,000	\$100,000	\$200,000	\$300,000	\$700,000
Mortgage Credit Certification Program						
Total Units	111	0	111	0	111	333
Total Expenditures	\$35,000	\$0	\$35,000	\$0	\$35,000	\$105,000
Subtotal	\$35,000	\$200,000	\$135,000	\$300,000	\$335,000	\$1,005,000
<b>New Construction Program</b>						
Owner New Construction Townhomes						
Total Units	25	0	50	0	45	120
Total Expenditures	\$155,000	\$0	\$310,000	\$0	\$279,000	\$744,000
Subtotal	\$155,000	\$0	\$310,000	\$0	\$279,000	\$744,000
<b>Rehabilitation of Existing Housing Stock</b>						
Rental New Construction or Substant. Rehab.						
Total Units	0	15	0	0	20	35
Total Expenditures	\$0	\$1,490,000	\$0	\$0	\$1,782,000	\$3,272,000
Subtotal	\$0	\$1,490,000	\$0	\$0	\$1,782,000	\$3,272,000
<b>Support and Ancillary Services</b>						
Emergency Rental Assistance						
Total Units	10	10	10	10	10	50
Total Expenditures	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Emergency Home Mortgage Assistance						
Total Units	10	10	10	10	10	50
Total Expenditures	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Subtotal	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
<b>Total Number of New, Rehabilitated or Price-Restricted Units</b>	<b>156</b>	<b>60</b>	<b>186</b>	<b>50</b>	<b>211</b>	<b>663</b>

(1) Reflects estimates of units to be assisted utilizing Housing Set Aside funds as shown in the CITY OF TUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY.

## 1. Total Units to be Developed

Because the residential areas of both Projects are essentially "built-out", the Agency does not anticipate that any new residential construction (with the possible exception of minor rehabilitation and expansion efforts by private owners) will occur in either of the Projects without Agency assistance. This is the assumption for both the term of this Implementation Plan and for the five years following the end of the Plan term. Thus, over the ten years within which the Agency must meet the housing production requirements of the CRL for residential development in the Projects prior to the term of this Plan, there is no housing development activity anticipated in the Projects except that undertaken or induced by the Agency, as described below.

The City of Tustin Comprehensive Affordable Housing Strategy provides very specific goals for the production of affordable housing City-wide and identifies specific components of those goals that are to be accomplished through the use of the resources available to the Agency -- specifically, the Housing Funds of the Projects. The following table indicates the numbers of units that will result from the Agency's successful accomplishment of the Comprehensive Affordable Housing Strategy. The unit counts are derived from the annual housing goals identified in the Strategy for the years covered by this Implementation Plan.

### Projected Units to Be Developed per the Implementation Plan Assistance Goals

	<u>South/Central</u>	<u>Town Center</u>	<u>Total</u>
Mortgage Credit Certificate Program	333 Units	333 Units	666 Units
First-Time Homebuyer		75 Units	75 Units
Preservation of Existing Affordable Units	160 Units		160 Units
Owner-Occupied Rehabilitation	49 Units		49 Units
Rental Rehabilitation	106 Units		106 Units
Owner New Construction		120 Units	120 Units
Rental New Construction		35 Units	35 Units
Emergency Rental/Mortgage Assistance		100 Units	100 Units
Total	648 Units	663 Units	1311 Units

## 2. Required Production of Low-Mod Units

State law requires that 15% of all units developed within the Project Area be low-mod, and that 40% of these low-mod units be affordable to households of very low income. Because all of the units to be developed will be low-mod units, the 15% requirement of the Section will be met as a matter of course. As a result of the 228 residential units already constructed in the Projects, the Strategy indicates that the Agency must accomplish or cause the development of the following numbers of low-mod units:

**Tustin Redevelopment Agency  
Affordable Housing Production Obligation  
1993**

	<u>South Central Project Area</u>	<u>Town Center Project Area</u>
Total New Units Built	215 Units	13 Units
15% Low/Moderate Income Housing Obligation	33 Units	2 Units
6% Very Low Income Housing Obligation	13 Units	1 Unit

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Source: CITY OF TUSTIN COMPREHENSIVE AFFORDABLE HOUSING STRATEGY

The 6% Obligation shown above represents the 40% very low income requirement of the CRL. Whether the distribution of units included in the Housing Program will actually satisfy the 40% requirement regarding very low income housing is not known at this time. The time limit for compliance with the requirement is ten years from the development of the units. Thus, even if the units contemplated by the Housing Program do not fully meet the required allocation of very low income units, the Agency will have additional years beyond the term of the Implementation Plan to bring the distribution of housing units into compliance.

The above count of affordable units is applicable if the Agency seeks to meet the production requirement through the purchase of affordability restrictions or otherwise using already constructed housing in the Projects. Recent changes to the State law limit the ability of redevelopment agencies to satisfy the production requirement through the purchase of affordability restrictions to 50% of the units needed to be produced. If the production requirements are met solely through the production of new housing units the low-mod obligation would become 38 units and 3 units for the South/Central and Town Center Projects, respectively. The obligation for very low income units would become 16 units for the South/Central Project and 2 units for the Town Center Project.

State law also requires, the Agency to meet these goals and objectives within ten years from the date of this Implementation Plan. As a result, there is no requirement that the Agency achieve the construction of low-mod units within the five-year term of this Implementation Plan. However, as shown in the Housing Program, the Agency does contemplate the production of units within the Plan term.

The location and duration of affordability covenants for much of the new development and instances of substantial rehabilitation are not known at the present time. Thus, a determination of whether the Agency will need to satisfy the Projects' current housing production requirements cannot be made. However, the sheer volume of low-mod housing that will be produced (at least 155 new housing units), when compared to the current production requirement of 49 units, provides ample opportunity for the Agency to satisfy the production requirement. Also, the deadline for satisfying the production requirement occurs after the end of the Implementation Plan term. If, for some reason, the production requirement is not satisfied by the units anticipated in the Housing Program, the Agency would still have several years to remedy any then existing deficiency.

### **3. Past Production of Low-Mod Units Developed in Projects**

As indicated in the Strategy, based on records of the City, there have been 215 units of housing constructed in the South/Central Project since its adoption. The corresponding number for the Town Center Project is 13 units. None of the units were developed by the Agency. None of the constructed units are restricted by deed covenant to occupancy by low-mod households, although the Strategy suggests that many of the units are, in fact, affordable to these income groups. The Strategy concludes that none of the developed residential units serve to satisfy the housing production requirements of the CRL.

### **4. Agency-developed Units & Low-Mod Units to be Developed**

The Agency does not currently plan to develop, on its own, any of the housing included in the Housing Program. The provisions of State law regarding the production requirement for Agency-developed housing, will therefore not apply to the Projects.

### **D. Replacement Housing Requirement**

State law requires the Agency to replace, on a one for one basis, all units removed from the low and moderate income housing stock because of agency activities in the Projects. Residential properties are to be destroyed at 14882-14942 Newport Avenue. However, these units have been abandoned for several years and no low-mod income households have occupied the properties. As a result, legal opinion has deemed these units are not subject to replacement housing requirements. This Implementation Plan does not, therefore, include projects or programs which would result in the removal of housing units from the low and moderate income housing stock; therefore, there is no identification of suitable locations for replacement housing.

**APPENDIX A**

**LOCATION OF REQUIRED REDEVELOPMENT ELEMENTS OF THE IMPLEMENTATION PLAN**

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REQUIREMENT	LOCATION IN IMPLEMENTATION PLAN
1) Specific Goals and Objectives of the Agency for the Project Area During the Next Five Years.....	Pages 5 & 8
2) Specific Projects and Expenditures Proposed to be Made During the Next Five Years.....	Pages 6 & 9
3) Explanation of How the Goals and Objectives, Projects and Expenditures will Eliminate Blight within the Project Area .....	Pages 5, 7, 9 & 11

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## APPENDIX B

### REDEVELOPMENT LOW- AND MODERATE-INCOME HOUSING REQUIREMENTS

An agency's major housing responsibilities fall under four broad categories including: 1) the set-aside of 20 percent of tax increment revenue for low and moderate income housing (Sections 33334.2 and 33334.6); 2) the creation of housing affordable to low and moderate income persons and families based on the production of all new and substantially rehabilitated dwelling units (Section 33413); 3) the replacement of low and moderate income dwelling units removed as a result of Agency activity (Section 33413); and 4) the proportional expenditure from the 20 percent set-aside on housing for low and very low income persons based on community need (Section 33334.4).

The following summarizes an agency's redevelopment housing responsibilities.

#### A. Housing Set-Aside Fund

The Community Redevelopment Law (Section 33334.2) requires, for every redevelopment plan adopted or amended to add territory on or after January 1, 1977, no less than 20 percent of the tax increment received by the agency from a redevelopment project (or area added by amendment) be set aside for increasing, improving and preserving the community's supply of low and moderate income housing. The revenues may be expended inside or outside of a project area. If expended outside a project area, a resolution must be adopted stating outside expenditures are of benefit to the project area. The set-aside funds are to be held in a separate Low and Moderate Income Housing Fund until used. Any unexpended amount in the Low and Moderate Income Housing Fund that exceeds the greater of one million dollars or the aggregate amount deposited during the preceding four fiscal years (beginning in 1989-90) becomes excess surplus.

For redevelopment plans adopted before January 1, 1977, the 20 percent set-aside is required beginning in the 1985-86 fiscal year. However, an agency may reduce and defer its low and moderate income housing deposit requirement in any fiscal year if it finds that the reduction is necessary to make payments on "existing obligations" (i.e., indebtedness incurred prior to January 1, 1986), and for fiscal years through 1995-96 only to fund "public and private projects, programs or activities" approved by the agency prior to January 1, 1985 (Section 33334.6). If such a reduction is made, a Statement of Existing Programs, or a Statement of Existing Obligations, or both must be adopted by September 1, 1986 and filed with the Department of Housing and Community Development. The 20 percent set-aside or a portion of it can be only be deferred until July 1, 1996, at which time full deposits must be made. A deficit elimination plan must be prepared to outline the agency intentions on expending the amount equal to the difference between the required 20 percent tax increment set-aside and the actual amount deposited, if any, for each year a deposit was reduced.

#### B. Housing Production/Inclusionary Housing

The Community Redevelopment Law (Section 33413(b)) requires, for redevelopment plans adopted or amended to add territory on or after January 1, 1976, at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency be available at affordable housing costs to persons and families of low or moderate income. Not less than 50 percent of those units (15 percent of the total) are required to be available and occupied by very low income households. This requirement applies only to units developed by an agency directly. For other housing developed or substantially rehabilitated by public or private entities or persons other than the agency, 15 percent must be affordable to persons and families of low or moderate income. Not less than 40 percent of those units (six percent of the total) must be affordable to very low income households. These inclusionary housing requirements are not necessarily applicable to each individual housing development, but may be counted in the aggregate. The agency shall cause these required inclusionary housing units to be built inside or outside the redevelopment project area, but shall cause, for units developed or substantially rehabilitated by the private sector, two units outside a project area for each unit that otherwise would have had to be available inside a project area.

### **C. Replacement Housing**

The Community Redevelopment Law (Section 33413(a)) requires, for redevelopment plans adopted or amended to add territory on or after January 1, 1976, that for all dwelling units housing persons and families of low and moderate income which are destroyed or removed from the low and moderate income housing market as part of a redevelopment project (involving agency participation), the agency shall rehabilitate, develop or construct an equal number of replacement dwelling units with an equal number of bedrooms. The replacement units shall be constructed or rehabilitated within four years of their removal and can be replaced anywhere within the territorial jurisdiction of the agency. For units removed after September 1, 1989, 75 percent of the replacement units shall replace units available at affordable housing cost in the same income level as the persons displaced from those units. The agency has no replacement housing obligations for units removed by the private sector acting alone. Beginning January 1, 1996, for all low and moderate income housing unit removed as part of a redevelopment project, regardless of when the redevelopment plan was adopted, the agency is subject to the replacement housing requirement. Units can not be removed from the low and moderate income housing market until the agency has prepared a replacement housing plan which includes, among other requirements, the general location for replacement housing and an explanation of adequate means of financing the replacement units.

### **D. Housing Expenditure by Community Affordability Need**

The Community Redevelopment Law, in Section 33334.4, provides some targeting of the expenditures of moneys in the Low and Moderate Income Housing Fund. It is the apparent intent of the Section that redevelopment agencies direct Housing Fund expenditures such that moneys are distributed in measurable proportion between that spent on moderate income housing and that spent on low and very low income housing. The proportion is to be determined for each community on the basis of the unmet need for housing among the income categories. The law does not provide guidance as to how the unmet need is to be determined. A reasonable basis appears to be the allocation of housing need prepared by the applicable association or council of governments. Using this determination, a redevelopment agency is to have a policy that moneys from the Housing Fund are to be expended in a percentage that is not less than the allocated units or low and very low income persons bears to the total of allocated units for low, very low and moderated income persons. There is no requirement to achieve this proportion over any shorter period than the duration of the agency's activity in expending money from the Housing Fund.

**APPENDIX C**

**LOCATION OF REQUIRED HOUSING ELEMENTS OF THE IMPLEMENTATION PLAN**

REQUIREMENT	LOCATION IN IMPLEMENTATION PLAN
1) The Low and Moderate Income Housing Fund:	
a) The Amount Available in the Fund.....	Page 21
b) Estimated Deposits Over the Next Five Years .....	Pages 21 & 22
c) Estimates of Units to be Assisted During Each of the Next Five Years.....	Pages 23 & 24
d) Estimates of Expenditures During Each of the Five Years.....	Pages 23 & 24
e) Proportional Expenditure Based on Unmet Need.....	Pages 19 & 20
2) Housing Production Requirements:	
a) Estimated Units to be Developed or Purchased (Over Life of the Plan / Next Ten Years).....	Page 18
b) Estimates of Units of Low-Mod Housing Required Due to Privately Developed Housing (the 15 percent Requirement).....	Pages 17 & 18
c) The Number of Units of Low-Mod Housing Which have been Developed Which Meet the 15 percent Requirement .....	Pages 17 & 18
d) Estimates of the Total Number of Agency Developed Units to be Developed in the Next Five Years .....	Pages 20 & 21
e) Estimates of the Number of Agency Developed Low-Mod Units During the Next Five Years .....	Pages 20 & 21

1 RESOLUTION NO. RDA 94-16

2 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
3 THE CITY OF TUSTIN, CALIFORNIA, APPROVING THE  
4 FIVE YEAR IMPLEMENTATION PLAN FOR THE TOWN  
5 CENTER AND SOUTH CENTRAL REDEVELOPMENT PROJECT  
6 AREAS.

7 I. The Redevelopment Agency finds and determines as  
8 follows:

9 A. That the City Council adopted the Town Center  
10 Redevelopment Plan on November 22, 1976 by  
11 Ordinance No. 701 and subsequently amended the  
12 Redevelopment Plan on September 8, 1981 by  
13 Ordinance No. 855, further amended the  
14 Redevelopment Plan on March 20, 1989 by  
15 Ordinance No. 1021 and further amended the  
16 Redevelopment Plan on November 21, 1994 by  
17 Ordinance No. 1141;

18 B. That the City Council adopted the South  
19 Central Redevelopment Plan on August 1, 1983  
20 by Ordinance No. 890 and subsequently amended  
21 the Redevelopment Plan on July 15, 1985 by  
22 Ordinance No. 939, and further amended the  
23 Redevelopment Plan on November 21, 1994 by  
24 Ordinance No. 1142;

25 C. That Section 33490(a)(1)(A) of the Community  
26 Redevelopment Law requires the Agency to adopt  
27 a Five (5) Year Implementation Plan, outlining  
28 specific programs, including potential  
projects and expenditures proposed by the  
Agency to be made during the next five (5)  
years;

D. That Section 33490(a)(1)(B) the Community  
Redevelopment Law states that the adoption of  
an Implementation Plan is not a "project"  
within the meaning of Section 21000 of the  
Public Resources Code and is not subject to  
environmental review.

E. That a public hearing was duly noticed, called  
and held by the Redevelopment Agency on  
December 5, 1994;

II. NOW, THEREFORE, the Redevelopment Agency of the City of  
Tustin approves a Five (5) Year Implementation Plan for  
the Town Center and South Central Redevelopment Project  
Areas.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Tustin at a regular meeting held on the 5th day of December, 1994.

*Thomas R. Saltarelli*  
THOMAS R. SALTARELLI.  
Redevelopment Chairperson

*Mary Wynn*  
MARY WYNN,  
City Clerk

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

CERTIFICATION FOR RDA RESOLUTION NO. 94-16

MARY E. WYNN, City Clerk and ex-officio Clerk of the City Council of the City of Tustin, California, does hereby certify that the whole number of the members of the Redevelopment Agency of the City of Tustin is five; that the above and foregoing RDA Resolution No. 94-16 was duly and regularly introduced, passed and adopted at a regular meeting of the Redevelopment Agency held on the 5th day of December, 1994, by the following vote:

AGENCY MEMBER AYES: SALTARELLI, POTTS, DOYLE, THOMAS, WORLEY  
AGENCY MEMBER NOES: NONE  
AGENCY MEMBER ABSTAINED: NONE  
AGENCY MEMBER ABSENT: NONE

*Mary E. Wynn*  
Mary E. Wynn, City Clerk