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## APPENDIX A

### REVIEW OF PAST PERFORMANCE

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State law establishes an eight-year cycle regulating housing element updates. In compliance with the 5<sup>th</sup> SCAG RHNA cycle, the Tustin Housing Element was updated in 2013 and was certified by The State's Housing and Community Development Department in compliance with State's Law. The following section evaluates the effectiveness of the goals, policies and programs of the last adopted Housing Element (2013-2021).

#### **Review of Past Housing Element Objectives (2013-2021)**

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant to addressing current and future housing needs in Tustin. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. The following highlights the housing activities and programs from the past Housing Element:

#### **Goal 1: Adequate Housing Supply**

##### **Available Sites**

The program objective was to primarily utilize Planned Community Districts and Specific Plans to authorize and encourage mixed-use developments to assist in the development of new affordable owner and rental housing. While unit count was undefined, the program has seen development of over 1,549 units over the 8-year period. Development in the Tustin Legacy Specific Plan area accounted for 1,351 units (Greenwood, Amalfi, Anton Legacy, Levity developments. Of these units, 262 units were affordable.

Two new specific plan areas allowing residential development (generally mixed-use residential), where not previously zoned to allow residential, were created in the City

in 2018; the Downtown Commercial Core Specific Plan (DCCSP) area and the Red Hill Avenue Specific Plan (RHASP) area. Both of these new Specific Plan areas require all future development to participate in the City's Workforce Housing Ordinance (Ordinance No. 1491 adopted in 2018) options contributing to affordable housing mostly through mixed-use. To date, 140 units have been built in the DCCSP area during this planning period.

### **New construction/Additions and Alterations**

1,549 new residential units were issued permits for constructions during the 2013-2021 planning period, above the assigned RHNA of 1,227 units, though partially meeting the City's estimated objective of 2,900 new constructed units for said period. Most estimated new construction (2,295) was anticipated to occur in the Tustin Legacy. While sites were available, the market/development community did not respond to the estimated objective during the planning period with probable effects due to the economy, other factors and the Covid-19 Pandemic occurring within said cycle.

Expectations were exceeded relative to Accessory Dwelling Units (second units). While ten (10) second units (ADU's) were estimated, actually new ADU's accounted for twenty-seven (27) new units are deemed approved/under construction/in the plan check process. This result is assumed attributed to new State laws, economics and generational characteristics and desires of the population.

Additionally, a total of 5,307 residential additions and alterations were processed during this planning period.

### **Accessory Dwelling Unit (Second Residential Units)**

As noted above, expectations were exceeded relative to Accessory Dwelling Units (second units) resulting in almost three times the 10-unit objective referenced. In 2017, the City Council adopted Ordinance No. 1479 related to accessory dwelling units (ADUs), formerly known as second residential units. With such, the City was deemed in compliance with State law. Most activity resulted after this 2017 timeframe.

### **Deed restricted affordable units**

The objective of requiring deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public funds as may be legally required was successfully met. Between the years 2013-2021, 328 restricted units were established.

## Special Needs Housing

The City was effective in addressing housing needs for our special needs population; the disabled (including developmentally disabled), elderly (seniors), homeless, female head of household and large families. Specific results were capturable for the disabled, seniors and homeless categories but less so for the female headed household and large family categories as the metrics were not present.

**Disabled:** Ongoing efforts have continued during this planning cycle regarding the program objective to ensure accommodations for the disabled. Some of the efforts included update of the City's website Housing Section, participation in an adjacent city's task force relative to housing needs of developmentally disabled, and, meeting with Tustin Legacy affordable housing developers to discuss specific needs for this population. Further, implementation requirements and associated program objectives relative to SB 520 were met and continues. The City also ensured that development of multi-family housing to set aside portion of the units to be accessible in compliance with Chapter 11 of the California Building Code.

**Homeless:** The City of Tustin is directly assisting the unsheltered homeless population within Tustin through the collaboration between the Tustin Police Department, CityNet, Orange County Health Care Agency (PERT Mental Health Services), Orange County Rescue Mission, and the Tustin-based nonprofit Operation Warm Wishes, to provide resources and services to the transient homeless in Tustin.

In March 2019, the City of Tustin opened a new low-barrier temporary homeless shelter with 57 emergency shelter beds for men, women, and families with children. This facility is operated by Temporary Shelter, Inc., and includes a variety of wrap-around and other supportive services which are administered at the site. This site is being established to ensure that unsheltered homeless individuals with ties to Tustin have the opportunity to be provided with a bed and shelter. The City will continue to develop a strategy that will continue to address homeless needs in the community.

**Transitional and Supportive Housing:** 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 (Village of Hope) at the former MCAS Tustin. This site was created by converting former military barracks equipped with private bathroom and kitchenette. The Village of Hope has also increased their transitional housing capacity to up to 387 units~~beds~~, an increase of 195 units ~~beds~~. This ~~emergency and~~ transitional housing facility is currently in operation.

The City also conveyed two four-plexus to the Orange County Rescues Mission to provide transitional housing to homeless veterans to serve 26 homeless veterans and their families, the Tustin Veterans Outpost was completed. The conversion of

fourteen (14) units from transitional to permanent supportive housing for low income families also took place and resulted with an amended Homeless Assistance Agreement with Families Forward. The City also entered into ~~a~~an Agreement with Family Promise in partnership with Home Aid Orange County for the construction of a new seven (7) housing unit facility and family resource center (House of Ruth) to provide affordable housing and related support to extremely-low-income families with children who are experiencing homelessness or are at-risk of being homeless. In addition, the City allocates CDBG funds annually to non-profit groups such as Families Forward Transitional Housing Program; Human Options Third Step Transitional Housing Program; and, Mercy House Family Care Center.

### **Zoning Studies**

The City was to undertake zoning studies to include the creation of zoning provisions which would accommodate mixed-uses in portions of the city, particularly in the Old Town Commercial Area and study the relaxation of certain development standards and incentives for projects which include affordable housing units particularly units for extremely low income if directed by the City Council.

In 2018, the Tustin City Council adopted a new specific plan document, the Downtown Commercial Core Specific Plan (DCCSP). This Orange County American Planning Association award winning Plan introduced mixed-use and infused the potential for 887 units into the area. To date, 140 new residential units were constructed (all within the Vintage Development). While this development entailed all market rate units, the developer participated in the in-lieu fee option regarding affordable housing provisions.

Also in 2018, the Red Hill Avenue Specific Plan (RHASP) was adopted by the Tustin City Council. The RHASP introduced mixed-use to the area and similarly identified the potential for 500 new residential units to the area.

Additionally, a Workforce Housing Ordinance was prepared and adopted by the City Council in 2018 which currently affects both the DCCSP and RHASP areas of the City. All future projects in these two areas of the City are required to participate.

In 2020, City staff prepared for both the DCCSP and the RHASP areas streamlined application and review systems.

Currently in process, City staff is working on citywide ADU design guidelines with examples as well as an ADU zoning update. Additionally, staff is working on residential related mixed-use parking strategies for the DCCSP area.

### **Density Bonus Program**

The objective was to process all requests for density bonuses in order to facilitate the construction of affordable housing. During the Housing Element planning period, two apartment developments that were granted density bonuses by the City in November 2012 were completed. The Amalfi development is a 533-unit complex

with 37 moderate income units. Anton Legacy Apartments is a 100% affordable development with 225 rental units: 88 very low income; 73 low income; and 64 moderate income. A total of 190 density bonus units were realized.

## **Goal 2: Equal Housing Opportunity**

### **Fair Housing**

This objective was to provide housing counseling services to assure equal housing opportunities by assisting approximately 400 residents annually and 3,000 residents by 2021. Between 2013 and 2021, it was estimated by the Fair Housing Foundation that 1,333 Tustin residents requested assistance and were provided with housing counseling services. Additionally, yearly educational outreach activities occurred. The City responds to any general housing and discrimination complaints. The objective was met.

### **Goal 3: Ownership Housing**

The City continues to encourage new housing construction for home-ownership in a mixture of price ranges particularly in the Tustin Legacy area. The City's goal is to provide a job/housing balance within the Community by encouraging and requiring the developer to construct workforce housing units within the City's owned sites at Tustin Legacy.

The City also partnered with Habitat for Humanity in creating two (2) new affordable ownership housing units for families.

## **Goal 4: Affordable Housing Preservation**

### **Preservation of Assisted Housing**

Tustin has a total of 100 low income units that have been at risk of conversion during the review period. The objective to monitor and preserve all of these units at risk was completed successfully. The 100 at-risk units at Tustin Gardens were preserved throughout the review period.

## **Goal 5: Neighborhood Conservation**

### **Enforcement of Building and Housing Codes**

The objective of this program is to continue to enforce building and housing codes to ensure health and safety, rectify Code violations and thereby improve the overall character of the community. The quantified objective was to investigate 30 substandard housing cases annually and 240 cases by 2021. The City's Code Enforcement Staff estimated that over 2,300 property maintenance and housing code

related inspections were conducted between 2013 and 2020. The City has been successful in getting property owners to abate code violations.

### **Preservation of Historic Resources**

The purpose of the City's Cultural Resources Overlay District is to safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City's heritage and past. The objective in the planning period was to rate historic structures where applicable and process certificates of appropriateness as received. Between 2013 and 2021, the Community Development Department issued 163 Certificates of Appropriateness certifying building changes were consistent with design guidelines and appropriate within the District context. Further, the City is in the process of an update to the City's Historical Resources Survey and Report which is to be completed in 2021.

### **Goal 6: Environmental Sensitivity**

#### **Energy Conservation/Rebate Program**

All new construction is required to be subject to state energy conservation (Title 24) requirements as a condition for the issuance of a building permit. All new units were required by the City to meet these standards. In addition, since 2013, all properties within the City have the opportunity to benefit from inclusion in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure. Availability of grants are continuously explored.

#### **Water Efficiency**

In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. The City's website has been updated with information and guidelines to achieve water efficiency.

The City adopted an ordinance addressing synthetic turf landscaping, including material, installation and maintenance, to promote reduced irrigation needs and quality landscaping. In December 2015, the City Council adopted Ordinance 1465 which calls for additional water efficiency and was found to be in conformance with both State law and Governor Brown's Executive Order. The City issued 12 residential permits and 24 permits for landscape rehabilitation, subject to the Water Efficient Landscape Ordinance:

In 2013, the City also participated in the SoCal Water Smart program where rebates were provided for eligible water saving projects.

In 2018, the City partnered with other Orange County Cities to prepare a helpful video guide for the public to use regarding water efficient landscaping. Said video received an Orange County American Planning Association award.

**Progress in Meeting 2013-2021 Housing Element Quantified Objectives**

The SCAG Regional Housing Needs Assessment (for the 2014-2021 cycle) indicated a new construction need in Tustin by 2021 of 1,227 units, of which 283 units were for very low-income households, 195 for low income, 224 for moderate income and 525 for above moderate income. Table AA-1 summarizes the quantified objectives and compares the City’s progress in meeting these objectives.

**TABLE AA-1  
SUMMARY TABLE EFFECTIVENESS OF HOUSING ELEMENT,  
2013-2021**

Income Group	New Construction		Preservation	
	Goal	Actual <sup>1</sup>	Goal <sup>2</sup>	Actual
Very-Low	283	103	100	100
Low	195	74		
Moderate	224	114		
Above Moderate	525	1,258		
Total	1,227	1,549	100	100

<sup>1</sup>Numbers include total, actual number of units with permits issued and completed.

<sup>2</sup>While the numbers represent units, it does not account for the funding and other support activities provided.

Source: The City of Tustin, Housing Element, 2013 Table HTM-25, 2014-2021 Housing Needs; City of Tustin Annual Reports 2013 – 2020 – Implementation Status - Housing Programs Progress Report – Government Code Section 65583 Tables (Tables C or D depending on the year)

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**APPENDIX A -  
ATTACHMENTS  
REVIEW OF PAST PERFORMANCE**

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## **SUMMARY OF PREVIOUS HOUSING ELEMENT PROGRAMS**

To develop appropriate programs to address the housing issues identified in this Housing Element Update, the City of Tustin has reviewed the housing programs adopted as part of its 2013 Housing Element, and evaluated the effectiveness of these programs in delivering housing services.

By reviewing the progress in implementation of the adopted programs, the effectiveness of the last element, and the continued appropriateness of these identified programs, a comprehensive housing program strategy has been developed.

The following section reviews the progress in implementation of the programs, the effectiveness of the 2013 Element to date, and the continued appropriateness of the identified programs. The results of the analysis provided the basis for developing the comprehensive housing program strategy for the future planning period, as well as goals for the planning period in progress.

### **REVIEW OF PAST PERFORMANCE**

State law establishes an eight-year cycle regulating housing element updates. In compliance with the SCAG cycle, the Tustin Housing Element was updated in 1989 at which time it was found to be in compliance with State law, and was updated again in 1994. In 1997, the City of Tustin initiated a comprehensive General Plan update, and the Housing Element was again updated to accommodate the MCAS Reuse Plan and to ensure consistency with other General Plan Elements, as well as to address recent changes in State law. These amendments were adopted on January 16, 2001. In 2002, 2009 and 2013, the City updated its Housing Element and was certified by the State's Housing and Community Development Department in compliance with State's Law.

The time period covered in this analysis is generally 2013 - 2020, and, 2021, where information is available.

### **REVIEW AND PROGRESS IN IMPLEMENTING THE 2013 GOALS AND OBJECTIVES**

Table A-1 summarizes the performance and presents a comparison of the quantified objectives of the previous 2013 Element and the actual achievements since 2013.

The 2012 SCAG Regional Housing Need Assessment (for the 2013-2021 cycle) indicated a new construction need in Tustin by 2021 of 1,227 units, of which 283 units were for very low-income households, 195 for low income, 224 for moderate income and 525 for above moderate income. Table A-1 conveys the actual results for new construction as well as goals and actual results regarding rehabilitation/preservation

and housing assistance, where information was available. Of note, any extremely low-income units are captured in the very-low income category.

**TABLE A-1  
SUMMARY TABLE EFFECTIVENESS OF HOUSING ELEMENT, 2013-2021**

Income Group	New Construction		Rehab/Preservation		Housing Assistance	
	Goal	Actual	Goal <sup>1</sup>	Actual	Goal <sup>1</sup>	Actual
Very-Low	283	94	171	253	242	243
Low	195	74	49	132	74	74
Moderate	224	114				
Above Moderate	525	1,240				
Total	1,227	1,522	220	385	316	317

<sup>1</sup> While the numbers represent units, it does not account for the funding and other support activities provided. Data not available for those not presented with numbers.

Source: The City of Tustin, Housing Element, 2013 Table HTM-25, 2014-2021 Housing Needs; Table A-2, Effectiveness of Housing Element Programs; Table H-20, Housing Element Programs 2013-2021; City of Tustin Annual Reports 2013 - 2020 - Implementation Status - Housing Programs Progress Report - Government Code Section 65583 Tables (Tables C or D depending on the year)

Table A-2 provides program by program review of the previous Housing Element (identified in Table H-20 from the 2013 Housing Element), containing a discussion on the effectiveness and continued appropriateness of each program. It includes an identification of units achieved or status thereof, where applicable. Of note, any extremely low-income units are captured in the very-low income category.

Table A-3, Progress Towards Objectives 2013-2021, following Table A-2 provides a summary table identifying focused areas with quantified objectives, associated accomplishments and, where known, the distribution of units by income category. The focused areas include new construction, rehabilitation, preservation, and other focused affordable housing programs. The detail is articulated in Table A-2. Of note, any extremely low-income units are captured in the very-low income category.

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<b>Goal 1: Adequate Housing Supply</b>						
<p><b>1.1 Available Sites</b> Continue to utilize Planned Community Districts and Specific Plans to authorize and encourage mixed-use developments. (See Zoning Studies Program).</p> <p>Housing Element Policies: 1.1, 1.5, 1.9</p>	Community Development Department, Successor Agency, City Council	City General Fund; City and Agency staff time involved	Assist in the development of new affordable owner and rental housing through development in MCAS - Tustin and infill areas. The City supports applications for the creation of new mixed-use developments particularly when the projects involve affordable housing	<p>Tustin Legacy (previously referred to as MCAS):</p> <p><u>Amalfi:</u> <u>Completed 2015</u></p> <p>37 Moderate 496 Upper Income</p> <p><u>Anton Legacy:</u> <u>Completed 2015</u></p> <p>88 Very Low 73 Low 64 Moderate</p> <p>Other City Areas</p> <p><u>Habitat for Humanity Veteran's Housing</u> [140 S. A Street adjacent to Old Town]: <u>Completed 2018</u></p> <p>1 Low 1 Moderate</p>	<p>Positive</p> <p><u>Tustin Legacy</u></p> <p>The City entered into agreements with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan and secured units for housing, including low income households.</p> <p><u>DCCSP</u></p> <p>Specific Plan approved in 2018 which added into this area of the City the opportunity for 887 residential units to be developed. To date, 140 upper income units have been built with a</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					<p>workforce housing in-lieu fee provided. All future development will require participation in workforce housing options contributing to affordable housing mostly through mixed use.</p> <p><u>RHASP</u></p> <p>Specific Plan approved in 2018 which added into this area of the City the opportunity for 500 residential units to be developed. All future development will require participation in workforce housing options contributing to affordable housing mostly through mixed use.</p>	

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.2 Mobile Homes</b></p> <p>Continue to maintain the City’s mobile home park zone and process conditional use permit applications as received for manufactured homes.</p> <p>Housing Element Policies: 1.1, 1.4</p>	Community Development Department, City Council	City General Fund; processing fees (recoverable)	The City will continue to maintain the existing mobile home park zone.	Between 2013-2021, no applications for mobile homes or manufactured homes were received	Positive  Existing mobile home parks continue to be maintained.	On-going  Continue  This program will be included in the 2021-2029 Housing Element and future applications will be processed as received in a timely manner.
<p><b>1.3 Second Residential Units</b></p> <p>Continue to provide opportunities for affordable second residential dwelling units on Single-family Residential District lots where feasible through existing Zoning Ordinance provisions.</p> <p>Housing Element Policies: 1.1, 1.8</p>	Community Development Department, City Council	City processing fees (recoverable)	<p>The City has updated its Zoning Code to allow second units to be developed within Single Family zoned properties without the need for any discretionary actions.</p> <p>During the planning period, five (5) second units are anticipated.</p>	<p>Between 2013- and spring 2021:</p> <p>15 ADUs were constructed</p> <p>4 ADUs are under construction and have not yet received a final</p> <p>8 ADUs are in the plan check process</p> <p>2 ADUs were withdrawn</p>	Positive  On April 4, 2017, the City Council adopted Ordinance 1479 related to accessory dwelling units (ADUs), formerly known as second residential units, in compliance with new state regulations.	On-going  Continue  This program will be included in the 2021-2029 Housing Element with exploration of additional programs; future applications will be processed as received in a timely manner.

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.4 Deed Restrictions</b></p> <p>Require appropriate deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public funds as may be legally required.</p> <p>Housing Element Policies: 1.1</p>	Community Development Department, Successor Agency, City Council	Tax-Exempt Mortgage Revenue Bonds	All affordable housing created during the planning period will be required to record deed restriction to ensure continued affordability for a minimum of 45 years.	<p>2016-2019: 2 affordable condominium units for a 60-year period; Habitat for Humanity of Orange County</p> <p>2017: 1 residential structure authorized for continued use by the City requiring that the property owner enter into a housing agreement ensuring that the dwelling remain affordable to low/moderate income for a 55-year period.</p> <p>2021: Tustin Gardens with potential continuation for 20 more years of 100 deed restricted units</p> <p>Anton in Tustin Legacy 225 55-year</p>	Positive	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p> <p>For affordable units, projects will continue to include conditions of approval at entitlement and required recordation of deed restriction prior to issuance of Certificate of Occupancy.</p>

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
				deed restricted affordable units (262 total includes 37 density bonus units)		
<b>1.5 Pre-application Conferences</b> Continue to utilize procedures for pre-application conferences and processing procedures to expedite permit processing. Housing Element Policies: 1.12	Community Development Department	City General Fund; City processing fees (recoverable)	Continue		Positive Continued to utilize pre-application processing procedures to expedite processing	On-going Continue This program will be included in the 2021-2029 Housing Element.
<b>1.6 Permit Processing for Low- and Moderate-Income Housing</b> 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. Housing Element Policies: 1.12	Community Development	City General Fund; City processing fees (recoverable)	Continue		Positive All affordable housing projects were recipients of such streamlined processing, including three in the Tustin Legacy; Amalfi, Anton projects and Village of Hope veterans housing and homeless facility.	On-going Continue This program will be included in the 2021-2029 Housing Element. Continue to process applications in a timely manner

<p><b>1.7 Permit Coordination</b></p> <p>Continue the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies.</p> <p>Housing Element Policies: 1.12</p>	<p>Community Development</p>	<p>City General Fund; City processing fees (recoverable)</p>	<p>Continue</p>	<p>Between 2013-2020</p> <p>1,562 New residential projects processed</p> <p>2013: 758</p> <p>2014: 46</p> <p>2015: 241</p> <p>2016: 141</p> <p>2017: 17</p> <p>2018: 42</p> <p>2019: 262</p> <p>2020: 55</p> <p>5,307 Residential additions and alterations processed</p> <p>2013: 458</p> <p>2014: 66</p> <p>2015: 571</p> <p>2016: 817</p> <p>2017: 866</p> <p>2018: 825</p> <p>2019: 1,069</p> <p>2020: 635</p>	<p><b>Positive</b></p>	<p>On-going.</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>
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**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.8 Housing for People with Developmental Disabilities</b></p> <p>Work with the Regional Center of Orange County to implement an outreach program that informs families within the City of affordable housing and services available for persons with developmental disabilities.</p> <p>Housing Element Policies: 1.11, 1.13, 1.15</p>	Community Development Department	General Fund	Implement outreach program through City website and social media.		<p>Positive</p> <p>The Housing Section of the City’s website was updated to include affordable rental opportunities including a map of all affordable rental opportunities in the City.</p> <p>Staff attended task force relative to housing needs of developmentally disabled.</p> <p>Staff met with affordable housing developers to discuss developmentally disabled housing within Tustin Legacy.</p> <p>Continued ongoing efforts.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.9 Housing for the Disabled</b></p> <p>Require new multi-family housing units and apartment conversions to condominiums to comply with State specifications pursuant to SB 520 for accommodation of the disabled. The City will conduct analysis, add procedures, and/or undertake appropriate amendments to existing standards and complying with Chapter 11 of the California Building Code (requires portion of multi-unit dwellings to be accessible dwelling units) to ensure accommodation for the disabled.</p> <p>Housing Element Policies: 1.11, 1.13, 1.15</p>	Community Development Department	State and Federal programs; City's General Fund.	Refer individuals to agencies providing supportive housing that accommodates independent living. Add procedures and/or undertake appropriate amendments to existing standards to ensure compliance with SB 520.		Positive Objectives met and continues.	On-going Continue This program will be included in the 2021-2029 Housing Element.

<p><b>1.10 Transitional Housing</b></p> <p>Encourage the continuation of the Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children. These homes are located in single-family neighborhoods and provide a much-needed service for homeless women and children. In addition, explore additional program options to assist in the provision and funding for other programs such as transitional housing and single room occupancy housing.</p> <p>Housing Element Policies: 1.11, 1.14</p>	<p>Various Non-Profit Organizations, Successor Agency, Community Development Department</p>	<p>Variety of private funds; CDBG funds</p>	<ul style="list-style-type: none"> <li>• Promote, assist, and facilitate the development of emergency and transients' shelters through continued support of the County Homeless Assistance Program</li> <li>• Support local agencies that provide homeless services by providing financial assistance of approximately \$5,000-\$10,000 annually.</li> <li>• Consider the adoption of a Single Room Occupancy Ordinance to facilitate the development of SRO units.</li> </ul>	<p>2014: Laurel House transitional housing was transferred to the Orange County Rescue Mission for continued assistance to the homeless, women, and teens.</p> <p>2015: The City conveyed two (2) four-plexes to the Orange County Rescue Mission (OCRM) in order to provide transitional housing to homeless veterans.</p> <p>2016: Tustin Veterans Outpost was completed in June 2016, with the capacity to house 26 homeless veterans and their families.</p> <p>2018, The City Amended the Homeless Assistance Agreement with Families Forward, to allow the conversion of 14 units from transitional to permanent supportive housing for homeless, low income families.</p>	<p>Positive</p> <p>On-going assistance; during the planning period, \$33,000 of CDBG funds were distributed to organizations that provide services to homeless individuals.</p>	<p>Ongoing</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>
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				<p>2020: The City entered into a Disposition and Development Agreement with Family Promise to develop short-term/transitional housing for homeless families with children.</p> <p>In 2018, the City Council authorized the construction of the Tustin Temporary Emergency Shelter ("TTES"), a low-barrier, fifty-seven (57) bed shelter serving the homeless with ties to Tustin. In 2019, the Housing Authority entered into an agreement with Temporary Shelter, Inc., to operate TTES. Construction was completed in 2019.</p>		
<p><b>1.11 Temporary Housing for Homeless</b></p> <p>The City will also support countywide efforts to assist approved homeless providers as part of the MCAS Tustin Reuse effort.</p>	County of Orange, Community Development Department	CDBG funds, HUD SHP funds	<ul style="list-style-type: none"> <li>Continue to participate on the Orange County City Managers/Planning Directors SB 2 Task Force</li> </ul>	<p>At Tustin Legacy:</p> <ul style="list-style-type: none"> <li>Construction of a 192-bed facility at the Village of Hope operated by Orange County Rescue Mission</li> </ul>	Positive	<p>The MCAS Tustin Specific Plan (now Tustin Legacy Specific Plan) provided sites and designated land uses to accommodate</p>
					On-going	<p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
Housing Element Policies: 1.11, 1.14			<ul style="list-style-type: none"> <li>• Continue to support 192 emergency housing units to single men and women at Tustin Legacy (Orange County Rescue Mission).</li> <li>• The City plans to assist 200 individuals by means of integrating counseling, education, job-training and other techniques to stop the cycle of homelessness.</li> <li>• Continue to support 24 units of transitional housing for families (operated by Salvation Army)</li> <li>• Continue to support 6 units of transitional housing for women</li> </ul>	<p>completed and City conveyed the approximate 5-acre property to the OC Rescue Mission at no cost.</p> <ul style="list-style-type: none"> <li>○ Expansion plans of the existing above-referenced Village of Hope facility capacity from 192 beds to 387 beds, construction of a new parking lot, and establishment of an ancillary church use. A 0.57-acre parcel was conveyed to the Orange County Rescue Mission in November 2016 to construct the parking lot and construction is complete.</li> <li>○ 6 new units at Tustin Field I to</li> </ul>	the identified homeless needs.	

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EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
			<p>and children (operated by Human Options-Dove Housing)</p> <ul style="list-style-type: none"> <li>• Continue to support 6 units- in long-term 12-24 months- transitional housing for families with children (operated by Orange Coast Interfaith Shelter)</li> <li>• Continue to support 14 units of transitional housing to families with children who are homeless due to a short or temporary financial hardship (operated by Families Who Care, formerly Irvine Temporary Housing)</li> <li>• Continue to support the Tustin Family Campus (operated</li> </ul>	<p>Salvation Army provided at no cost.</p> <ul style="list-style-type: none"> <li>○ Acquisition contribution of 16 units in Buena Park for the Salvation Army was completed. The City assisted in acquisition and contributed grant funds to acquire the units at no cost to Salvation Army.</li> <li>○ 14 new units, in coordination with the City of Irvine, obtained by Tustin and conveyed to Irvine Temporary Housing at the Columbus Grove project in Irvine at no cost to Irvine Temporary Housing;</li> </ul>		

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
			by the County of Orange)	complete. ○ 6 new units at Columbus Grove to Human Options at no cost; complete. ○ 6 new units at Columbus Grove to Orange Coast Interfaith Shelter at no cost; complete. ○ In 2014, the City Council authorized the conveyance of two (2) fourplexes to Orange County Rescue Mission in order to provide transitional housing for homeless Veterans; complete. ○ In 2018, the City Council authorized the construction of		

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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
				<p>the Tustin Temporary Emergency Shelter ("TTES"), a low-barrier, fifty-seven (57) bed shelter serving the homeless with ties to Tustin. In 2019, the Housing Authority entered into an agreement with Temporary Shelter, Inc., to operate TTES. In 2019, construction was completed and TTES opened.</p> <ul style="list-style-type: none"> <li>○ In addition, CDBG funds were allocated to non-profit organizations assisting homeless individuals.</li> </ul>		
<b>1.12 Number Unutilized</b>						



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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.13 Bonding Programs</b></p> <p>Utilize housing revenue bond financing resources and Low-Income Housing Tax Credits on new construction and acquisition/rehabilitation projects that help meet the City's affordable housing needs.</p> <p>Housing Element Policies: 1.7, 3.2</p>	Community Development Department; Housing Authority	State and Municipal Bonds; Private Activity Mortgage Bonds Revenue issued by California Statewide Communities Development Authority and others; California Low-Income Housing Tax Credits; variety of other sources	Complete analysis of available programs on as needed basis.		Neutral  No tax-exempt bonds were issued between 2013 - 2020	NA  On-going  Continue  This program will be included in the 2021-2029 Housing Element.
<p><b>1.14 Economic Integration within Sphere of Influence</b></p> <p>Request that the Orange County Planning Commission and the Environmental Management Agency (EMA) notice the City of Tustin of any proposed development activities within Tustin's sphere of influence.</p> <p>Housing Element Policies: 1.1, 1.6</p>	County of Orange	City General Fund; Staff time	Ongoing request to both agencies.		Positive  This is an ongoing effort to ensure coordination between the County and the City within the Tustin's sphere of influence.	On-going  Continue  This program will be included in the 2021-2029 Housing Element.

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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.15 Senior Housing</b></p> <p>Continue to preserve existing sites and identify new sites that are suitable for senior housing projects. These sites will be promoted for private development and applications will be made for any available subsidy funds.</p> <p>Housing Element Policies: 1.1, 1.11, 1.13</p>	Successor Agency; Community Development Department	HELP; Low-Income Housing Tax Credits; Private Activity Bonds issued by California Statewide and others	Preservation of 100 at-risk units at Tustin Gardens, and identification of new senior housing sites.	100 units – Tustin Gardens	Positive  The City monitors the project and its affordability on an ongoing basis.	On-going  Modify  This program will be included in the 2021-2029 Housing Element and likely expanded to include CDLAC Tax Exempt Bonds for Rehab /Preservation and PLHA funds (SB2), and Voluntary Workforce Housing Incentive Funds. The City will continue to monitor projects on an on-going basis.
<p><b>1.16 Senior Services Program</b></p> <p>Develop a comprehensive transportation program, case management, information and referral, and shared housing program.</p>	Parks and Recreation Department	City General Funds	Assist 950 elderly annually	From 2013–2020 17,198 of our elderly population utilized the transportation system services	Positive  The City far exceeded the objective by assisting an average of 2,150 elderly annually.	On-going  Continue  This program will be included in the 2021-

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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
Housing Element Policies: 1.15, 2.3				provided through the City. 2013: 1,336 persons assisted 2014: 1,448 persons assisted 2015: 2,271 persons assisted 2016: 1,993 persons assisted 2017: 2,544 persons assisted 2018: 2,678 persons assisted 2019: 2,532 persons assisted 2020: 2,396 persons assisted	See also shared housing for the objective results which too were positive.	2029 Housing Element.
<b>1.17 Recycling Single-Family Uses in R-3 Zones into Multiple-Family Units</b>  Continue to encourage developers to consolidate individual lots into	Community Development Department	City General Fund; Staff time	Eight (8) housing units are anticipated	Undeterminable	Positive  Continue support of applications as received.	On-going  Continue  This program will be included in the 2021-

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
larger cohesive developments. Density bonuses, parking reductions, height and lot coverage exceptions, and reduction of processing fees may be considered as an incentive to consolidate lots.  Housing Element Policies: 1.2						2029 Housing Element.
<b>1.18 Ongoing Review of Housing Element Programs</b>  From the date of adoption of the Housing element, prepare an annual report to the Planning Commission assessing previous years' accomplishments toward meeting Housing Element objectives. Submit the Annual Report to the State HCD.  Housing Element Policies: all policies	Community Development Department	City General Fund; Staff time	Prepare Annual Report to the Planning Commission and the City Council annually.		The City submitted annual reports to HCD on or before the April 1 <sup>st</sup> deadlines.	On-going Continue  This program will be included in the 2021-2029 Housing Element.

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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.19 Consolidated Plan</b></p> <p>The City of Tustin shall prepare an update of the Consolidated Plan that provides a comprehensive assessment of housing needs, a housing development plan incorporating Federal, State and local public and private resources, and a one-year implementation plan.</p> <p>Housing Element Policies: 1.12, 1.16, 1.18, 2.1, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5</p>	Community Development Department	Variety of local, State, and Federal funding; City General Fund Staff time	<p>Prepare Consolidated Plan in 2014</p> <p>Prepare Action Plan annually</p>		<p>Positive</p> <p>The City prepared and the City Council adopted the 2015-2020 Consolidated Plan on April 21, 2015.</p> <p>The City prepared and the City Council adopted, the 2020-2025 Consolidated Plan on April 21, 2020.</p> <p>Action Plans continue to be prepared and adopted annually.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>
<p><b>1.20 Zoning Studies</b></p> <p>To facilitate the new construction goals of the 2012 Regional Housing Needs Assessment, the City intends to undertake zoning studies to consider new programs to encourage and promote affordable housing and recommend appropriate amendments for actions by the Planning Commission and the City</p>	Successor Agency and Community Development Department	City General Fund,	Initiate Zoning Studies by 2015 and complete any proposed amendments by 2021.	DCCSP area 140 new units constructed to date (all within the Vintage Development). Of note, this development participated in the in-lieu fee option regarding affordable housing provisions. All units were market	<p>Positive</p> <p>In 2018, the Tustin City Council adopted a new specific plan document, the Downtown Commercial Core Specific Plan (DCCSP). This plan introduced mixed-use and infused the potential for 887 units into the area</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p> <p>Opportunities will continue to be explored relative to this these and</p>

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p>Council. These studies include:</p> <p>(1) Creation of zoning provisions which will accommodate mixed uses in portions of the City, particularly in the Old Town Commercial Area;</p> <p>(2) Provide relaxation of certain development standards and incentives for projects which include affordable housing units particularly housing units for the extremely-low income upon City Council's approval;</p> <p>Housing Element Policies: 1.1, 1.12</p>				rate.	<p>through a Residential Allocation Reservation (RAR) review process. Said plan was an Orange County American Planning Association award winner.</p> <p>In 2018, the Red Hill Avenue Specific Plan (RHASP) was adopted by the Tustin City Council. The RHASP introduced mixed-use to the area and similarly identified the potential for 500 new units in conjunction with the RAR review process.</p> <p>In 2018, the City adopted the Workforce Housing Ordinance which currently affects both the DCCSP &amp; RHASP areas.</p> <p>In 2020, City staff</p>	potentially other zoning related studies.

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					<p>prepared for both the DCCSP and the RHASP areas streamlined application and review systems.</p> <p>Currently in process, City staff is working on citywide ADU design guidelines with examples as well as an ADU zoning update.</p> <p>Additionally staff is working on residential related mixed-use parking strategies for the DCCSP area.</p>	
<p><b>1.21 Private Streets</b></p> <p>The City of Tustin has adopted standards for private streets in new residential developments. To reduce construction costs, developers may be permitted to install private rather than public streets, wherever feasible.</p> <p>Housing Element Policies: 1.17</p>	City of Tustin	None necessary	Continue		<p>Positive</p> <p>Private street standards were implemented in most Tustin Legacy area residential developments that occurred during this time period.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.22 Building Codes</b></p> <p>The State of California has determined that the over-riding value is the protection of the health and safety of residential occupants. Continue to adopt the California Building Code pursuant to the state directives and where local amendments are proposed to reflect local climatic, geologic or topographic conditions, and minimize, wherever possible, impacts on provision of housing.</p> <p>Housing Element Policies: 5.4</p>	City of Tustin, Community Development Department	City General Fund; Staff time	On-going		During this reporting period, the City adopted the 2013, then 2016, and now the 2019 California Building Codes.	On-going Continue This program will be included in the 2021-2029 Housing Element.



<p><b>1.23 Site Improvements</b></p> <p>The requirement for the developer to construct site improvements often results in passing these costs on the housing consumer. These costs are reflected in the cost of housing that eliminates an even greater proportion of the population from financially qualifying for the purchase of housing. The financing of public improvements by a special assessment district or community facility district on a per parcel benefit basis may enable a greater proportion of the market to qualify for housing. Assessment district financing has been implemented in the East Tustin and Tustin Legacy areas and is being used to pay for public improvements. The City will assess opportunities to continue to utilize these public improvement financing techniques in newly developing areas such as Tustin Legacy and determine whether they are financially feasible. In creating any new assessment districts, an evaluation should be completed of the developer’s activity to advance pay off bonds at the close of escrow.</p> <p>Housing Element Policies: 1.7</p>	<p>Community Development Department,</p>	<p>Developer funded</p>	<p>Evaluate the use of special assessment district funding at Tustin Legacy and its use in other developing areas.</p>		<p>Positive</p> <p>Assessments were issued for a Community Facilities District Annexation Area at Tustin Legacy in 2014 (CFD 14-01) for the Standard Pacific development of 375 single family residential units.</p> <p>Assessments were issued for a new Community Facilities District 2018-1 Improvement Area 1 (CFD 18-01 IA 1) at Tustin Legacy in 2018 for the Lennar Homes of Southern California (formerly CalAtlantic Homes) development of 218 townhomes, flats, and single-family homes and for Brookfield Homes of Southern California, a future development of 400 townhomes, flats, and single-family homes.</p> <p>Additional efforts will continue to be ongoing.</p> <p>As development progresses at Tustin</p>	<p>On-going.</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>
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2013-2021**

<b>Program Parameters</b>				<b>Results</b>		
<b>Program</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Quantified Objective</b>	<b>Units</b>	<b>Effectiveness</b>	<b>Timeframe Continue/Modify/ Delete</b>
					Legacy, the City will continue to evaluate financing mechanisms to fund infrastructure improvements.	

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>1.24 Fees, Exactions, and Permit Procedures</b></p> <p>Consider waiving or modifying various fees or exactions normally required where such waiver will reduce the affordability gap associated with providing housing of the elderly and for very-low and low-income households.</p> <p>Housing Element Policies: 1.12</p>	Community Development Department,	City General Fund;	Defer development impact fees during economic downturns.		<p>Neutral</p> <p>Adoption of a new policy has been evaluated and considered on an annual basis. No changes to date though continually being monitored and considered.</p> <p>Of note, the City Council adopted a policy in 2008 to temporarily defer the payment of specific development impact fees to prior to final inspection or issuance of Certificate of Occupancy.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>

<p><b>1.25 Environmental Constraints</b></p> <p>Continue to alleviate the necessity of delays in processing, and mitigating requirements incorporated into the development plans by requiring program environmental impact reports (EIR) on all major development projects whenever possible.</p> <p>Housing Element Policies: 1.12</p>	<p>Community Development Department,</p>	<p>General Fund; Private developer cost recoverable</p>	<p>On-going</p>		<p>Effective</p> <p>During the Housing Element Planning Period, amendments to the Tustin Legacy Specific Plan included amendments to the associated Final Program EIS/EIR and Mitigation Monitoring Program. It continues to serve as the program EIR for the implementation of Tustin Legacy.</p> <p>Additionally, with the preparation of the Downtown Commercial Core Specific Plan and Red Hill Avenue Specific Plan, Program EIRs and associated Mitigation Monitoring Programs were prepared and serve as the environmental implementation provisions for both areas providing a large cost savings to future developers.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element.</p>
<p><b>1.26 Density Bonus Program</b></p> <p>Promote Density Bonuses to facilitate the construction of</p>	<p>Community Development Department</p>	<p>General Fund,</p>	<p>Process all requests for density bonuses.</p>		<p>Effective</p> <p>In 2015, two apartment developments that</p>	<p>On-going</p> <p>Continue</p>

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
affordable housing. Under State law, applicants may file for density bonuses when projects incorporate units for very low, low, moderate-income units or senior citizens.  Housing Element Policies: 1.8					were granted density bonuses by the City in November 2012 were completed. The Amalfi development is a 533-unit complex with 37 moderate income units. Anton Legacy Apartments is a 100% affordable development with 225 rental units: 88 very low income; 73 low income; and 64 moderate income. A total of 190 density bonus units resulted with these two developments	This program will be included in the 2021-2029 Housing Element
<b>1.27 MCAS-Tustin Implementation</b>  Implementation of the Specific Plan for MCAS-Tustin site  Housing Element Policies: 1.1, 1.3, 1.5	Successor Agency	General Fund	Process entitlements for MCAS Tustin	See Program 1.1	Positive  Achieved	On-going  Continue  This program will be included in the 2021-2029 Housing Element

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<b>Goal 2: Equal Housing Opportunity</b>						
<p><b>2.1 Fair Housing</b></p> <p>The City shall continue to provide housing counseling services to assure equal housing opportunities within the City. The City allocates approximately \$15,000 annually for handling tenant/landlord disputes, housing discrimination cases, counseling, tenant rights, fair housing education, and education within the City. The City will continue to promote the fair housing educational resources offered by adding the services on the City's webpage, Code Enforcement brochure, and the Community Development Directory.</p> <p>Housing Element Policies: 2.1, 2.2, 2.4</p>	Community Development Department, City's contractor	CDBG funds	Assist approximately 400 Tustin residents annually, 3,000 residents by 2021.		<p>Effective</p> <p>Fair Housing Foundation estimated that the number of Tustin residents provided with direct client assistance during this planning period was 1,333.</p> <p>Yearly educational and outreach activities occurred including workshops and open houses to assist Tustin residents.</p> <p>The City responds to any general housing and discrimination complaints.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
<b>2.2 Shared-Housing</b>	TLC, Parks and Recreation	CDBG funds	Continue		Effective	On-going

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
Continue to provide coordination and support to a home sharing program funded in part by the Community SeniorServ, formerly known as Feedback Foundation, Inc., as part of TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority.  Housing Element Policies: 2.3	Services Department, and Community Development Department				The City provided coordination and support through the referenced program and providers. In 2020, the Community SeniorServ (formerly known as Feedback Foundation) changed over to Meals on Wheels Orange County and no longer provides a home sharing program. The City is still partnering with Meals on Wheels Orange County and will provide transportation again for seniors to attend the Senior Center Congregate Meal program when they resume and the facility opens back up. The Covid-19 pandemic had an effect on this program and the ability to service	Continue  This program will be included in the 2021-2029 Housing Element

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					<p>seniors at the facility. See also Senior Services Program.</p> <p>For senior housing requests, seniors are referred to the Office on Aging Orange County, which provides resources for senior housing and case management.</p>	



<p><b>2.3 Housing Referral Program</b></p> <p>Continue to provide housing referral services to families in need of housing assistance and information. This program consists of three City departments disseminating information to the public at all times.</p> <ul style="list-style-type: none"> <li>• The Police Department refers homeless people to different agencies that provide shelters and food for various segments of the population.</li> <li>• The Parks and Recreation Services Department provides housing information and social service information to the senior citizen population.</li> <li>• The Community Development Department provides housing and social service information to all segments of the population during regular city hall business hours. The Community Development Department also serves as a clearinghouse for the Community Development Block Grant Program and represents the City at Housing Authority and OCHA Advisory Committee Meetings.</li> </ul>	<p>Police Department; Parks and Recreation Department; Community Development;</p>	<p>City General Fund, CDBG Funds</p>	<ul style="list-style-type: none"> <li>• 7,500 referrals to social agencies by 2021</li> <li>• 50 referrals for shared housing by 2021</li> </ul>		<p>Effective</p> <p>The Economic Development Department and Tustin Housing Authority provides housing and social service information to interested parties.</p> <p>To assist referrals, the Housing Section of the City's website is updated on an ongoing basis to include affordable rental opportunities and senior housing resources.</p> <p>The City does not keep specific counts of referrals. See also other programs that touch on the objective measurements (i.e., shared housing, etc.).</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p>City departments utilize the following documents and also make these documents available to the public:</p> <ul style="list-style-type: none"> <li>• Directory of Senior Citizen’s Services prepared by the Area Agency on Aging Senior Citizen’s Office</li> <li>• Social Service Assistance Booklet prepared by Connection Plus</li> <li>• Orange County Housing Directory prepared by OCHA and the OCHA Advisory Committee.</li> </ul> <p>Housing Element Policies: 2.1,2.2,2.3,2.4,2.5</p>						
<b>Ongoing Review of Housing Element Programs</b>	See Program 1.18					
<b>Consolidated Plan</b>	See Program 1.19					
<b>Goal 3: Ownership Housing</b>						

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p><b>3.1 Condominium Conversions</b></p> <p>Continue to require developers converting apartments to condominiums to process a conditional use-permit, provide relocation assistance, and/or to provide incentives and assistance for purchase of the units by low- and moderate-income households.</p> <p>Housing Element Policies: 3.1, 3.2, 3.3</p>	Community Development Department, City Council,	City General Fund,	Impose requirements where applicable.		Effective No units converted	On-going Continue This program will be included in the 2021-2029 Housing Element
<p><b>3.2 State Home-Ownership Assistance</b></p> <p>The Housing Authority applies for and will explore the use of other funding opportunities such as HELP, HOME funds, and other State and Federal programs.</p> <p>Housing Element Policies: 3.1, 3.3</p>	Housing Authority	State and Federal sources	Assist 30 First time homebuyers by 2021		With the dissolution of Redevelopment eliminated low- and moderate-income housing funds, a major funding source, has made it more difficult to fund this program at the local level. The Housing Authority continually explores the use of other funding opportunities.	On-going Modify - The Housing Authority will add the funding opportunities of MCC and continue to look for other opportunities.

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Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<b>Bonding Programs</b>	See Program1.13					
<b>Ongoing Review of Housing Element Programs</b>	See Program1.18					
<b>Consolidated Plan</b>	See Program1.19					
<b>Goal 4: Affordable Housing Preservation</b>						
<b>4.1 Housing Authority</b> Contract with the Orange County Housing Authority, where necessary, for the development and operation of federally assisted low- and moderate-income housing programs.  Housing Element Policies: 1.3, 1.7, 1.14	Orange County Housing Authority,	HUD, CDBG,	Continue		Effectively continued	On-going Continue  This program will be included in the 2021-2029 Housing Element

<p><b>4.2 Rental Assistance</b></p> <p>Encourage the availability of Section 8 rental assistance certificates and voucher certificate program assistance funds through the Orange County Housing Authority by participating in the application process i.e. advertise, promote on website, at library, senior center etc. when application are available; offering City Hall as the application and information center for Section 8 vouchers;; engaging and participating with the County’s housing advisory committee to ensure priorities are given to Tustin residents, and promote Section 8 program to apartments owners to expand Section 8 housing inventory within the City of Tustin. To encourage the maintenance of existing and establishment of new certificates, support the County’s efforts to obtain continued Federal funding.</p> <p>Housing Element Policies: 4.1, 4.2</p>	<p>County of Orange Housing Authority</p>	<p>HUD</p>	<p>Issue 200 certificates/vouchers annually- 1,600 by 2021.</p>		<p>Effective</p> <p>The Orange County Housing Authority issued the following annual voucher counts for Tustin residents:</p> <p>2013: 330 vouchers</p> <p>2014: 342 vouchers</p> <p>2015: 525 vouchers</p> <p>2016: 550 vouchers (includes 55 Veterans Affairs Supportive Housing (VASH vouchers)</p> <p>2017: 566 vouchers (includes 51 VASH vouchers)</p> <p>2018: 561 vouchers (includes 50 VASH vouchers)</p> <p>2019: 579 vouchers (includes 48 VASH vouchers)</p> <p>2020: 572 vouchers (includes 52 VASH vouchers)</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
<p><b>4.3 Affordable Senior Housing Project and Senior Board and Care Facility</b></p> <p>To maintain 74 units of affordable housing for Seniors located at</p>	<p>Community Development Department</p>	<p>None necessary</p>	<p>Maintain 74 units of affordable Senior Housing.</p>		<p>Effective – continually maintained.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-</p>

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2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
17432-17442 Mitchell Avenue (20 units) and 54 units affordable senior apartments at 1311 Sycamore Avenue (Heritage Place).  Housing Element Policies: 5.1, 5.2, 5.3, 5.4						2029 Housing Element
<p><b>4.4 Preservation of Assisted Housing</b></p> <p>Tustin has four (4) low-income housing project with a total of 517 units "at-risk" of conversion to market rate during the planning period. If project owners choose to convert the projects to market rate housing, the City will coordinate the provision of financial and administrative resources to preserve these units as affordable housing.</p> <p>a) Monitor Units at Risk: Maintain contact with owners of at-risk units as potential conversion dates approach to determine whether Section 8 contracts or affordability</p>	<p>Community Development Department, Housing Authority</p> <p>Housing Authority working with a non-profit affordable housing developer</p> <p>Community Development Department,</p>	<p>State and Federal Funds</p> <p>4% Tax Credit and Bond Financing, other funding sources</p> <p>State grants and HUD funds</p>	<p>Pursuant to Government Code Section 65583.1(c), preserve at minimum 100units currently identified as "at-risk" at Tustin Gardens for the time frames required by applicable Government Code Section 65583.1.(c)(2)(C)(i) or Health and Safety Code section</p> <p>Preserve 100 units at Tustin Gardens</p>	<p>The 100 at-risk units (Tustin Gardens) were maintained.</p> <p>Also, despite the elimination of a major funding source, the Housing Authority was also able to preserve a total of two low- income units and one very low-income unit in foreclosure by purchasing them and selling them to other families.</p>	<p>Effective</p> <p>The City maintains contact with Tustin Gardens and has been monitoring their annual renewal option.</p> <p>Annual Monitoring: The Housing Authority annually mails letters to homeowners requesting documentation verifying continuing compliance with the affordability covenants they entered into with the City when they</p>	<p>On-going and modify as additional housing projects will fall within this program category over the next planning period</p> <p>This program will be included in the 2021-2029 Housing Element</p>

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p>covenants have been renewed or are planned to be renewed. Discuss with the owner of the "at-risk" projects the City's desire to preserve the units as affordable.</p> <p>b) Work with a nonprofit affordable housing developer to apply for 4% Tax Credit/Bond Financing for the acquisition and rehabilitation of Tustin Gardens, preserving 100 at-risk units.</p> <p>c) Tenant Education. Work with tenants of at-risk units in danger of converting. Provide tenants with information regarding potential tenant purchase of buildings including written information and any related workshops. Act as a liaison between tenants and nonprofits potentially involved in constructing or acquiring replacement housing. If existing staff is not able to provide adequate staffing for</p>	Housing Authority				<p>purchased their affordable unit.</p> <p>Affordable Units at Risk of Foreclosure: The Successor Agency, now Housing Authority, prepared monthly foreclosure reports to all City operating departments in order to monitor and keep City sensitive to the implications on property conditions and blight as a result of the foreclosure activity associated with periods of economic downturn in the residential and commercial markets,</p> <p>The Housing Authority (created in 2011) was created by the City Council to assist the City in increasing, improving</p>	

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<p>this program, provide outside consultants to support the program.</p> <p>d) Reserve Fund. Continue to monitor other potential funding sources, such as State grants and HUD funds.</p> <p>Housing Element Policies: 4.1, 4.2, 4.3, 4.4</p>					<p>and preserving its supply of affordable housing.</p> <p>In 2014, as a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City and Agency's Affordable Housing Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing affordable housing supply. The State of California Department of Finance denied the transfer of redevelopment funds to the Default</p>	



**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					<p>Revolving Fund and the fund was dissolved. The loss of a funding source made it more difficult to purchase homes prior to foreclosure, resulting in a reduction in the City's affordable housing supply.</p> <p>The dissolution of Redevelopment eliminated a major funding source available to preserve units at risk of their affordability expiring.</p> <p>Staff has continued to explore other funding options.</p>	
<p><b>4.5 Temporary Housing Assistance for Extremely Low-Income Households</b></p> <p>Assist in the provision of temporary and emergency housing assistance to prevent</p>	Housing Authority and Community Development Department	HUD Section 8 Program, CDBG	Promote, assist, and facilitate programs to prevent extremely low-income households to become homeless by providing links and		<p>Effective</p> <p>In accordance with AB 987, the Housing Authority maintains a list on the City's</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-</p>

**TABLE A-2**  
**EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS**  
**2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
homelessness for the extremely low-income households as well as coordination with regional, state and federal assistance programs for assisting these households in the percentage of their incomes that are applied to rent (i.e. increase in allocation of Section 8 existing rental certificates, etc).  Housing Element Policies: 1.7, 1.11, 1.15, 1.18			program information on City's website and at the Tustin Library, Senior Center, and Family and Youth Center		website of all affordable ownership units and affordable rental units in the City of Tustin. In addition, links to other affordable housing sites and documents are also provided on the website.	2029 Housing Element
<b>4.6 Housing Rehabilitation</b>  Allocate available resources to finance the rehabilitation of residential units in target areas	Housing Authority	Available federal, state, and local resources	Subject to available funding		The Authority was able to effectuate the rehabilitation of two (2) four-plexes by conveying them to the Orange County Rescue Mission for the purpose of providing transitional housing to homeless veterans. The Tustin Veterans Outpost was completed in June 2016 and can serve up to twenty-six (26) veterans at one time.	On-going Continue  This program will be included in the 2021-2029 Housing Element

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
Mobile Homes	See Program 1.2					
Deed Restrictions:	See Program 1.4					
Transitional Housing	See Program 1.10					
Ongoing Review of Housing Element Programs	See Program 1.18					
Consolidated Plan	See Program 1.19					
<b>Goal 5: Neighborhood Conservation</b>						
<b>5.1 Enforcement of Building and Housing Codes</b> Continue to enforce building and housing codes to ensure health and safety, rectify Code violations and thereby improve the overall character of the community. Enforcement will include identifying substandard housing units and those that are otherwise identified as a threat to the health and safety of occupants. Actions will be taken pursuant to the law	Community Development Department	City General Fund	Investigate 30 substandard housing cases annually and 240cases by 2021.		Effective  While specific metrics are not kept by the City, the City's Code Enforcement Staff estimated that over 2,300 property maintenance and housing code related inspections were conducted between 2013 and 2020. The City has been	On-going  Continue  This program will be included in the 2021-2029 Housing Element

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
to demolish, rebuild, or correct the code violations. This program includes notification of taxing agencies upon failure to gain code compliance from the property owner to allow City to recover enforcement cost.  Housing Element Policies: 5.3, 5.4					successful in getting property owners to abate code violations.  Most tenant calls that are generally received by Code Enforcement are very minor concerns and most tenants are referred to the Fair Housing Foundation for assistance  Also, the Fair Housing Foundation, under contract with the City, provided workshops and open houses to assist Tustin residents.	

<p><b>5.2 Cultural Resources District</b></p> <p>There are a large number of structures in the City that were constructed before and after the turn of the century. Continue to utilize the City’s Cultural Resources Overlay District to safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City’s heritage and past. Through the District, promote the public and private enjoyment, use and preservation of culturally significant neighborhoods and structures. Continue to require that any alteration of a designated resource or construction improvements in the District conform to the requirements of the Cultural Resources Overlay District. Owners of historic landmarks or properties within the District are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the district context.</p> <p>Housing Element Policies: 5.5</p>	<p>Community Development Department</p>	<p>CDBG, City General Fund, State grants</p>	<p>Rate historic structures where applicable and process certificates of appropriateness as received.</p>		<p>Effective</p> <p>Process Certificates of Appropriateness as received.</p> <p>Certificates of Appropriateness issued for improvements to properties located within the Cultural Resources District by year:</p> <p>2013: 13  2014: 14  2015: 30  2016: 25  2017: 13  2018: 26  2019: 32  2020: 10</p> <p>The City is in the process of an update to the City’s Historical Resources Survey and Report which is to be completed in 2021.</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
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**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
<b>Ongoing Review of Housing Element Programs</b>	See Program 1.18					
<b>Consolidated Plan</b>	See Program 1.19					
<b>Building Codes</b>	See Program 1.22					
<b>Goal 6: Environmental Sensitivity</b>						
<b>6.1 Energy Conservation</b> Require all new construction to be subject to State energy conservation requirements (Title 24) as a condition for the issuance of a building permit. Housing Element Policies: 6.2	Community Development Department	None necessary	Require all new units within planning period.		Effective In force. See Program 1.7, Permit Coordination, for statistics.	On-going Continue This program will be included in the 2021-2029 Housing Element
<b>6.2 Energy Rebate Program</b> Partner with Utility Companies to promote energy rebate programs. No fee or discounted permits for energy efficient projects over and above the Title 24 requirements may be explored. Examples include installation of	Community Development Department	General Fund, potential Grants	Seek available grants to partner with utility companies to promote energy rebate programs.		Effective Since 2013, all properties within the City may benefit from inclusion in the California HERO Program to finance distributed generation	On-going Continue This program will be included in the 2021-2029 Housing Element

**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

<b>Program Parameters</b>				<b>Results</b>		
<b>Program</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Quantified Objective</b>	<b>Units</b>	<b>Effectiveness</b>	<b>Timeframe Continue/Modify/ Delete</b>
photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc.  Housing Element Policies: 6.6					renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure. Availability of grants explored.	

<p><b>6.3 Solar Energy and Conservation</b></p> <p>Require that environmental analysis and subdivision plans address energy conservation measures and solar access. With the passage of AB 32, the City in anticipation with the State mandates will set thresholds within its CEQA checklist and require developers to address energy conservation measures applicable to their proposed development proposals.</p> <p>Housing Element Policies: 6.2, 6.3</p>	<p>Community Development Department</p>	<p>None necessary</p>	<p>On-going</p>	<p>Effective</p> <p>CEQA checklist updated to include greenhouse gas emissions.</p> <p>Supported solar panels installation in residential and commercial buildings. During the planning period, the City issued the following number of residential and non-residential solar panel permits:</p> <p>2013: 98/3  2014: 91/0  2015: 186/4  2016: 200/1  2017: 164/2  2018: 120/6  2019: 210/4  2020: 169/9</p> <p>To date, the City Council has approved three (3) PACE vendors. The Property Assessed Clean Energy (PACE) program provides upfront financing to residential,</p>	<p>On-going</p> <p>Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
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**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					commercial and industrial property owners for water conservation and energy efficiency improvements.	
<p><b>6.4 Building Orientation</b></p> <p>Promote energy efficiency by orienting homes to maximize natural day lighting. The City will work with potential developers during the conceptual review level (Design Review) by promoting building siting that maximizes natural day lighting.</p> <p>Housing Element Policies: 6.2, 6.3</p>	Community Development Department	None necessary	On-going		<p>Effective</p> <p>On-going</p>	<p>On-going</p> <p>Continue/Modify</p> <p>This program will be included in the 2021-2029 Housing Element</p>

<p><b>6.5 Water Efficiency</b></p> <p>Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials. Through educational materials and trainings, the City will promote water efficiency methods to its residents. Landscape beautification which results in water conservation could be encouraged through planting of drought tolerant plants, installation of drip irrigation, installation of rain detector/sensor irrigation, etc. Incentives such as over the counter permit plan check, discounted fee, or waiver of permit fee could be considered.</p> <p>Housing Element Policies: 6.4</p>	<p>Community Development Department</p>	<p>None necessary</p>	<p>Promote water efficient programs by conducting workshops and providing education materials on the City Website, public counter and at schools.</p>		<p>In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. The City's website also has been updated with information and guidelines to achieve water efficiency. The City adopted an ordinance addressing synthetic turf landscaping, including material, installation and maintenance, to promote reduced irrigation needs and quality landscaping.</p> <p>In December 2015, the City Council adopted Ordinance 1465 which calls for additional water efficiency and was found to be in conformance with both State law and Governor Brown's Executive Order. An annual report summarizing activities</p>	<p>On-going Continue</p> <p>This program will be included in the 2021-2029 Housing Element</p>
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					<p>between January 1st and December 31st of each year since 2016 has been provided to the State Department of Water Resources.</p> <p>The City issued the following annual number of permits for commercial projects, residential and landscape rehabilitation projects, respectively, subject to the Water Efficient Landscape Ordinance:</p> <p>2016: 0/2/0</p> <p>2017: 0/6/0</p> <p>2018: 2/4/2</p> <p>2019: 2/0/3</p> <p>2020: 2/0/19</p> <p>In 2013, the City also participated in the SoCal Water Smart program where rebates were provided for eligible water saving projects.</p> <p>In 2018, the City partnered with other Orange County Cities to prepare a helpful video guide for the public to use regarding</p>	
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**TABLE A-2  
EFFECTIVENESS OF HOUSING ELEMENT PROGRAMS  
2013-2021**

Program Parameters				Results		
Program	Responsible Agency	Funding Source	Quantified Objective	Units	Effectiveness	Timeframe Continue/Modify/ Delete
					water efficient landscaping. Said video received an Orange County American Planning Association award.	
<b>6.6 Green Building</b> Streamline processing for approved green building. Housing Element Policies: 6.2, 6.3, 6.5	Community Development Department	General Fund	Continue to explore green building and sustainable building design to help conserve energy consumption. A fee waiver, discounted permits fees, or rebate may be considered in promoting Green Building program.		Effective Ongoing No Green Building Program adopted to date.	On-going Continue This program will be included in the 2021-2029 Housing Element
<b>Ongoing Review of Housing Element Programs</b>	See Program 1.18					
<b>Consolidated Plan</b>	See Program 1.19					

**TABLE A-3  
PROGRESS TOWARDS OBJECTIVES 2013-2021  
CITY OF TUSTIN**

<b>Unit Type/Description</b>	<b>Quantified Objectives</b>	<b>Accomplishments <sup>1</sup></b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Upper</b>
<b>NEW CONSTRUCTION</b> (See Table H-17 and Table H-18; 2013 Housing Element for Income Objectives)							
MCAS Tustin Housing Units (Tustin Legacy)							
Neighborhood D	1,048	533				37	496
Neighborhood G	1,247	818		88	73	64	593
Units Approved/Under Construction (2020 Annual Progress Report))	Undefined	12 ADU's (undefined income)					
Preservation	100	100		100			
New Ownership and Rental Housing (all outside of Tustin Legacy)	587	172		6	1	14	151
Second Unit	10 (note 5 units indicated in Table H-20)	15 (Undefined income)					
Recycling of SFD to MFD in R-3 district	8	Undeterminable					
<b>Subtotal</b>	<b>3,000</b>			<b>514</b>	<b>303</b>	<b>348</b>	<b>1,835</b>
<b>RHNA</b>	<b>1,227</b>			<b>283</b>	<b>195</b>	<b>224</b>	<b>525</b>
<b>Difference</b>	<b>1,773</b>			<b>231</b>	<b>108</b>	<b>124</b>	<b>1,310</b>
<b>ACTUAL TOTAL UNITS CONSTRUCTED</b>	<b>RHNA Required 1,227</b>	1,534 (includes 1,522 units + 12 ADU's approved and under construction)  Note: Statistics show 1,562 new residential projects completed in planning period		194	74	115	1,240
<b>REHABILITATION</b>							
Single and Multi-Family Rehab	Undefined	Undeterminable					
Single Family	Undefined	Undeterminable					
Multi-Family	Undefined	Undeterminable					
Multi-Family Rental Acquisition/Rehab/Conversion/Resale	Undefined	Undeterminable					

**TABLE A-3  
PROGRESS TOWARDS OBJECTIVES 2013-2021  
CITY OF TUSTIN**

<b>Unit Type/Description</b>	<b>Quantified Objectives</b>	<b>Accomplishments <sup>1</sup></b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Upper</b>
<b>Total Rehabilitation</b>	<b>Undefined</b>	<b>Of Note - 5,307 residential additions and alterations realized during the planning period</b>	<b>8</b>				
<b>PRESERVATION</b>							
Tustin Gardens	100	100		100			
<b>Total Preservation</b>	<b>100</b>	<b>100</b>		<b>100</b>			
<b>OTHER FOCUSED AFFORDABLE HOUSING PROGRAMS</b>							
Homeless Assistance & Supportive Services	Variety of Programs - Undefined	A variety of support services provided					
Tustin Legacy New Construction Inclusionary Housing Requirement	452	230					
Other Administrative Support (Housing Authority; Density Bonus'; Affordable Housing Assistance Programs (associated with HOME funds; CDBG), etc.	Variety of Programs - Undefined	A variety of support services provided					
Section 8 Rental Voucher Assistance	1,600 Vouchers	4,268 Vouchers					
Shared Housing Referrals	Undefined	A variety of support services provided					
<b>Total Other Programs</b>	<b>See Above Due to Various Metrics</b>	<b>See Above Due to Various Metrics</b>					

<sup>1</sup> Number of Units unless otherwise noted.

Sources: Tables H-17 & H-18; Housing Element Implementation Program Section; Table HTM-35 (2013 Housing Element)