
HOUSING IMPLEMENTATION PROGRAMS

The Housing Element Implementation Program provides for specific actions the City intends to undertake to achieve the goals and policies of the Element. The Housing Element Programs describes the specific programs that will be implemented during the planning period. Housing programs include those which are currently in operation and can be further enhanced or refined to meet future housing needs as well as new programs to reflect the many changes resulting from the adoption of new housing-related legislation that is specifically part of the 6th cycle Housing Element update. A review of the City's past performance on housing element implementation programs is contained in Appendix A of the Housing Element.

The following table (Table H-20) identifies existing and new housing programs to be implemented during the 2021-2029 period. The programs are organized according to the goals described in Section III (Housing Element Goals and Policies) along with a listing of the responsible agenc(ies), funding source, quantified objective and timeframe.

HOUSING PROGRAMS

The following matrix identifies existing and new housing programs to be implemented during the 2021-2029 period. Table H-20 is divided into five goals, and describes each program and associated quantified objective and timeframe. It should be noted that a number of programs fall under multiple of goal and policies described in Section III. Those programs are only listed once to avoid duplication.

TABLE H- 20 HOUSING ELEMENT PROGRAMS 2021-2029				
Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
Goal 1: Adequate Housing Supply				
1.1 (New Program Title) Residential Development - Available Sites				
<p>(Existing) Tustin Legacy Specific Plan (TLSP) Implementation</p> <p><u>a.</u> Continue implementation of the Specific Plan for the Tustin Legacy area site. This program will rezone properties identified in Appendix B, Site Inventory Assessment Table B-2. <u>Specific Plan amendment will include the following in conjunction with the By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Sites:</u></p> <ul style="list-style-type: none"> <u>permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.</u> <u>accommodate a minimum of 16 units per site;</u> 	<p>Housing Authority, Economic Development Department, Community Development Department</p>	<p>General Fund</p>	<p><u>Complete Specific Plan amendment</u></p> <p>Process entitlements for TLSP</p> <p>Prepare, process and adopt TLSP Specific Plan Amendment within three years to allow additional units to meet RHNA</p>	<p><u>By 2024</u></p> <p>2021 - 2029</p> <p>By October 2024</p>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<ul style="list-style-type: none"> • <u>require a minimum density of 20 units per acre; and</u> • <u>at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:</u> <ul style="list-style-type: none"> o <u>allow 100 percent residential use, and</u> o <u>require residential use occupy 50 percent of the total floor area of a mixed-use project.</u> 				
<p><u>(Modified) Utilization of Planned Community Districts, Overlay Districts, and Specific Plans (Available Sites)</u></p> <p><u>a-b. Utilize Planned Community Districts, Overlay Districts, and Specific Plans to authorize and encourage facilitate mixed-use developments to assist in the development of new affordable owner and rental housing.</u></p>	<p>Community Development Department, Housing Authority, Economic Development Department</p>	<p>City General Fund; Housing Authority</p>	<p>To the extent feasible, <u>Support applications for the creation of new mixed-use developments, particularly when the projects includes affordable housing, through the following actions:</u></p> <ul style="list-style-type: none"> • <u>Post available sites and capacity of Specific Plan areas on the City website</u> • <u>Promote City’s density bonus program, Article 9, Chapter 1 of the Zoning Incentives for the development of affordable housing, and include on City website.</u> • <u>Continue to provide regulatory and technical assistance to affordable</u> 	<p><u>Post available Specific Plan sites and capacity to website by January 2022</u></p> <p><u>Post to City website by July 2022</u></p> <p>As requested, between 2021 -- 2029</p> <p><u>Develop streamline procedure by 2022</u></p>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<p><u>housing developers and non-profit organizations</u></p> <ul style="list-style-type: none"> • <u>Develop streamline procedures for development application of affordable ownership and rental housing</u> 	
<p>(New) Downtown Commercial Core Specific Plan (DCCSP) Implementation</p> <p><u>b.c.</u> Continue implementation of the Specific Plan for the Downtown Commercial Core.</p>	<p>Housing Authority Community Development Department Economic Development Department</p>	<p>General Fund</p>	<p>Process entitlements for DCCSP</p>	<p>2021 - 2029</p>
<p>(New) Red Hill Avenue Specific Plan (RHSP) Implementation</p> <p><u>e.d.</u> Continue implementation of the Specific Plan for portions of Red Hill Avenue north and south of the I-5 freeway</p>	<p>Housing Authority, Community Development Department</p>	<p>General Fund</p>	<p>Process entitlements for RHSP; no amendment needed to meet RHNA</p>	<p>2021 - 2029</p>
<p>1.2 (New) Objective Design Standards</p>				

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
a. Provide and adopt objective design standards to ensure that the City can provide local guidance on design standards to facilitate high-quality residential development; ensuring the provision of adequate private open space, parking, and use of city’s private streets standards of consistent with State law (SB 35).	Community Development Department	General Fund, Grant Funding if available.	Adoption of objective design standards for clarity to development community and facilitate high quality residential development citywide	<u>Adopt standards by December 2023</u> Evaluate and initiate by 2024-2025
b. Provide educational materials regarding design guidance	Community Development Department	Grant Funding, General Fund	Educate via City’s website, Design Review process and counter consultations, approximately 100 consultations total per year.	By 2026
1.3 (Modified) Density Bonus Program				
a. Promote use of the State’s Density Bonus Law to facilitate the construction of affordable housing, <u>including extremely low-income housing</u> .	Community Development Department	General Fund	Review and monitor changes to state law on an annual basis	Annually
b. Update City Density Bonus Ordinance; ensure it is consistent with S state law.	Community Development Department	General Fund	Updated ordinance	By 2022
1.4 (New) Voluntary Workforce Housing				
a. Evaluate the City’s current Voluntary Workforce Housing Ordinance, adopted in 2018, and determine if adjustments are desired.	Community Development Department; Housing	General Fund	Conduct analysis and evaluation	2022-2023

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
	Authority			
1.5 (New) Zoning Code Streamlining Program				
a. Evaluate and implement when possible, zoning code amendments that will facilitate application streamlining.	Community Development	General Fund	<u>Annually review zoning code and identify potential improvements to application process</u> Amend Annual zoning code reviews appropriate and adopt within 12-month timeframe	Annually
b. Evaluate and consider amendments to Amend existing commercial and industrial Specific Plans for potential inclusion of additional residential units within the respective areas.	Community Development	General Fund	Conduct analysis and evaluation <u>Amend Specific Plans and Zoning map as appropriate</u>	By 2024 <u>By 2025</u>
1.6 (Modified) Mobile Home Programs				
a. Continue to maintain the City’s mobile home park zone and process conditional use permit applications as received for manufactured homes.	Community Development Department	General Fund	Annual review and report	Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
b. Evaluate a code amendment <u>Amend the zoning code</u> to outline mobile home park closure procedures and provides reasonable protection for residents in accordance with State law.	Community Development Department	General Fund	Conduct analysis and evaluation <u>Amend zoning code</u>	By <u>20224</u>
c. Explore the establishment of <u>Seek funding and determine financial feasibility for</u> a Mobile Home Assistance Program that provides financial and technical assistance to mobile home parks and their conversion to resident ownership to maintain affordable housing within existing mobile home park(s).	Community Development Department; Housing Authority	HCD Grant Funding	Conduct analysis and evaluation <u>Annually check the HCD website for potential funding sources and apply for eligible programs.</u>	By 2025 <u>Annually</u>
1.7 (New) By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Sites				
a. Amend Zoning Code, pursuant to AB 1397 (passed in 2017) to provide by-right approvals of development projects in which the project applicant voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6 th cycle RHNA that represent "reuse sites" from previous Housing Element cycles. Explore by-right approval for any project providing more than 20 percent of units to lower income households. The "reuse" sites are specifically identified in the Appendix B- Sites Inventory.	Community Development Department	General Fund	Amend Ordinance	By <u>October 20224</u>
1.8 (Modified) Accessory Dwelling Units Programs				

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
a. Promote the construction of accessory dwelling units in new and existing residential areas by updating City codes in compliance with State law, and focusing on education and awareness.	Community Development	General Fund, SB2 Grant Funding	Update ADU Ordinance in accordance with State Law; Website with ADU permit guidance Process approximately 12 ADU/JADU applications per year	By 2022 Process applications within the timeframe prescribed by State Law, as may be amended. By 2024
b. Establish a partnership with a non-profit (i.e. Casita Coalition) or OCCOG to develop ADU accelerator program to create a one-stop-shop comprehensive resource for homeowners interested in developing an ADU. Serves furthering ADU's with emphasis on seniors and person with disabilities.	Community Development; Housing Authority	General Fund, SB2 Grant Funding	Progress report by 2024	By 2024
c. Establish an Accessory Dwelling Unit Legalization and Delay of Enforcement program to allow owners with existing unpermitted ADUs to legalize the structure per Senate Bill 13, Gov. Code, § 65852.2, subd. (n); and Health & Safety Code, § 17980.12).	Community Development Department	General Fund	Establish SB13 Program	By 2023
d. ADU Monitoring Program and Database	Community Development Department	General Fund	Annual Report	Annually
1.9 (New) Partnerships with Non-Profit Organizations				

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>a. To further facilitate affordable housing, <u>including extremely low-income housing</u>, the City will proactively build relationships with the building and housing community including nonprofits, and establish an array of regulatory and financial tools to assist residential development.</p>	<p>Community Development Department; Housing Authority; Economic Development Department</p>	<p>General Fund</p>	<p><u>Meeting/ open house with building and housing community including nonprofits to discuss residential development opportunities in the City and financial tools available</u> <u>Proactively build relationships with building community</u> <u>Make information on financial resources and regulatory tools available on the City's website</u></p>	<p><u>2022-2023 Annually</u> <u>December 2022</u></p>
1.10 (Modified) Deed Restrictions				
<p>a. Continue to require appropriate deed restrictions (i.e. Newly approved or extended affordable housing units will be required to record a 55-year deed restriction for rental units and 45 years for ownership units) to ensure continued affordability for <u>extremely low-</u>, <u>low-</u>, or moderate-income housing constructed or rehabilitated with the assistance of any public funds as may be legally required. (Include conditions of approval at entitlement and require recordation of deed restriction prior to issuance of Certificate of Occupancy for affordable units).</p>	<p>Community Development Department; Housing Authority; Economic Development Department</p>	<p>Tax-Exempt Mortgage Revenue Bonds and other various resources</p>	<p>Annual report</p>	<p>Annually</p>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
1.11 (Modified) Development and Permit Streamlining				
a. Utilize pre-application conferences and expedited permit processing procedures to streamline development review and permit processing.	Community Development Department	General Fund	Approximately 50 public counter consultations total per year	Annually
b. Track the processing time frames for processing of reviews and permits for low- and moderate-income housing and adjust internal procedures to shorten review timeframes.	Community Development Department	General Fund	Develop development permit tracker	By 2022
c. 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. Use technology and revise internal processes to reduce processing time, which in turn reduces development costs.	Community Development Department	General Fund	Number of days to process an application reduced	By 2023
d. Streamline environmental reviews for major mixed use and residential related projects by tiering environmental reviews.	Community Development Department	General Fund	Develop a list of on-call consultants to assist with fast-tracking environmental reviews Require Program Environmental Impact Reports (EIR) on all major development projects whenever possible.	By 2023 Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
1.12 (New) Inventory of Available Sites and Monitoring No Net Loss:				
e.a. Maintain a current inventory of residential and mixed-use sites. Monitor development of vacant and nonvacant sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category.	Community Development Department	General Fund	Annual website updates with residential and mixed-use sites inventory of on website. Provide list to prospective residential developers to facilitate the development of housing in the City	By 2023 Annually, upon request.
1.13 (Modify) Bonding Programs				
a. 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.	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; California Debt Limit	Complete analysis of available programs annually.	Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
		Allocation Committee (CDLAC)		
1.14 (New) Adaptive Reuse of Historic Resources to Facilitate Affordable Housing production				
a. Evaluate the creation of a <u>Promote current</u> program that promotes-allows the adaptive reuse of historic resources for affordable housing and evaluate the use of alternate parking strategies.	Community Development Department	General Fund	Conduct analysis and report. <u>Promote program through City website and historic preservation interest groups.</u>	By 2026 <u>2023</u>
1.15 (Existing) Ongoing Review of Housing Element Programs				
a. 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.	Community Development Department	City General Fund; Staff time	Prepare Annual Report to the Planning Commission and the City Council annually.	Submit Annual Report to HCD by April 1 each year.
1.16 (NEW) Monitor Changes in Federal and State Housing, Planning, and Zoning Laws				
a. City will continue to monitor federal and state legislation that could impact housing and comment on, support legislation that promotes the equitable provision of affordable housing, or oppose legislation that negates that purpose and will respond with appropriate changes to remain compliant with State law.	Community Development Department	City General Fund; Staff time	Prepare annual legislation update.	Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
1.17 Consolidated Plan				
a. Continue to prepare regular updates 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 in coordination with Affirmatively Furthering Fair Housing Practices.	Community Development Department	Variety of local, State, and Federal funding; City General Fund Staff time	2020-2025 Consolidated Plan adopted in April 2020; next update 2026 Prepare annual Action Plan	Update by 2026 Annual Action Plan
1.18 Public Improvement Financing				
a. Continue to assess opportunities to utilize public improvement financing techniques for other areas of the City and determine whether or not they are financially feasible. In creating any new community assessment districts, an evaluation should be completed of the developer's activity to advance pay off bonds at the close of escrow.	Community Development Department; Economic Development; Finance Department	Developer funded	Continue to use special assessment district funding at Tustin Legacy and its use in other developing areas.	On-going. As development progresses at Tustin Legacy, the City will evaluate financing mechanism to fund infrastructure improvements.
1.19 Fees, Exactions, and Permit Procedures				
a. 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.	Community Development Department	City General Fund	Adoption of a revised policy relative to deferment of impacts fees will be evaluated and considered on an annual basis.	2022-2023

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
Goal 2: Fair Housing and Specials Needs				
2.1 (Modified) Emergency, Transitional, and Supportive Housing				
<p>a. <u>The Municipal Code will be amended to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone. Transitional and Pursuant to AB 2162, supportive housing meeting certain criteria will be allowed must be permitted by right in zones where residential uses are permitted, including mixed-use and nonresidential zones, per AB 2162 and AB 2988.</u></p> <p>a. The City will review AB 2162 and ensure compliance. Additionally, the City will also review and amend (if necessary) the Municipal Code to include definition and provision of Low Barrier Navigation Centers (LBNC) in compliance comply with AB 101 and AB 139, which require the provision and emergency shelters by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Specifically, AB 139 requires the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels and new updates to State law regarding transitional and emergency shelters (i.e. consistency with Government Code sections 65582 and 65583(a)(5), Senate Bill 745, and</p>	<p>Various Non-Profit Organizations, Housing Authority, Community Development Department, Economic Development Department</p>	<p>Variety of private funds; CDBG funds</p>	<p><u>Update City Municipal Code</u></p> <p>Promote, assist, and facilitate the development of emergency and transients’ shelters through continued support of the County Homeless Assistance Program</p> <p>Support local agencies that provide homeless services by providing financial assistance of approximately \$5,000-\$10,000 annually.</p>	<p><u>By October 2022</u></p> <p>By 2023</p> <p>Annually</p>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
Senate Bill 2 regarding transitional and supportive housing);				
b. Encourage the continuation of the <u>Facilitate continued operation of</u> Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children	Community Development Department	CDBG funds	Continue to <u>provide financial assistance through the allocation of CDBG funding to the</u> non-profit organizations that provides housing facilities to battered women and children	Annually
c. Continue to support countywide efforts to assist approved homeless providers as part of the Tustin Legacy Reuse effort.	County of Orange, Community Development Department, Housing Authority	CDBG funds, HUD SHP funds	Continue to participate on the Orange County City Managers/Planning Directors SB 2 Task Force <u>Assist</u> Support the provision of <u>CDBG funds to provide</u> 200 individuals <u>services such as by means of integrating</u> counseling, education, job-training and other techniques to stop the cycle of homelessness. Retain 262 <u>192</u> emergency shelter beds and expand by 125 beds <u>units</u> . Retain 50 Transitional housing Units.	Annually <u>Emergency Shelter beds expanded by X</u>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
d. Promote, assist, and facilitate programs to provide educational resources for prevention of revent extremely low-income households to become <u>from becoming</u> homeless by providing links and program information on City's website and at the Tustin Library, Senior Center, and Family and Youth Center	Housing Authority and Community Development Department	HUD Section 8 Program, CDBG	<u>Post information to City website and provide informational materials to Tustin Library, Senior Center, and Family Youth Center</u>	<u>Provide by January 2023; Update</u> Annually
2.2 (Existing) Economic Integration within Sphere of Influence				
a. Request that the Orange County Planning Commission and the Environmental Management Agency (EMA) notice the City of Tustin of any proposed development activities and encourage and support the County of Orange in its efforts to provide affordable housing opportunities for low, very-low , and extremely low-very-low income families within Tustin's sphere of influence.	County of Orange, Community Development Department	City General Fund; Staff time	Report number of requests in annual report.	Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
2.3 (Modified) Senior Housing				
a. Continue to preserve existing sites and identify new sites that are suitable for senior citizens housing project	Housing Authority; Community Development Department	HELP; CDLAC Tax Exempt Bonds for Rehab/Preservation and PLHA funds, 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 Evaluate and modify programs as needed by 2025-2026.	By 2025
b.a. Continue implementation of the City’s comprehensive transportation program, case management, information and referral, and shared housing program.	Parks and Recreation Department	City General Funds	Serve more than 75,000 seniors annually; annual report.	Annually
2.4 (Modified) Housing for Persons with Disabilities				
a. Continue to work with the Regional Center of Orange County to develop and implement an outreach program (i.e. brochures, pamphlets, informational flyers, etc. that can be shared and posted on the City’s website) that informs families within the City of affordable housing and services available for persons with developmental disabilities.	Community Development Department	General Fund State and Federal programs; City’s General Fund.	Implement an updated outreach program with information posted on the City’s website along with social media usage.	Develop outreach program by June 2022 Annually Develop outreach materials by September 2022 Post outreach materials to City website by October 2022

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>b. Evaluate and identifyDevelop zoning and development standards that will allow and encourage the construction and expansion of affordable housing including but not limited to single-room occupancy (SRO) housing and permanent and supportive housing (i.e. motel conversion ordinance).</p>	Community Development	General Fund	Conduct analysis and evaluation. Revise Zoning code.	By 2024 7
2.5 (NEW) Affirmatively Furthering Fair Housing				
<p>a. Provide educational materials to promote fair housing laws including but not limited to housing referral services.</p>	Community Development Department; Police Department; Parks and Recreation; Department; Community Development;	General Fund, CDBG Funds	<p>Report confirmed incidents of discrimination in the sale or rental of housing; and report on the increase/decrease in the number of complaints/cases of discrimination in the sale or rental of housing</p> <p>Update website and provide educational material related but not limited to: Directory of Senior Citizen’s Services prepared by the Area Agency on Aging Senior Citizen’s Office; Social Service Assistance Booklet prepared by Connection Plus; and Orange County Housing Directory prepared by OCHA and the OCHA Advisory Committee.</p>	Annually
2.6 Housing Referral Program				

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>a. Continue to provide housing referral services to families in need of housing assistance and information by. This program consists of three City departments disseminating information to the public at all times.</p> <ul style="list-style-type: none"> • <i>The Police Department refers homeless people to different agencies that provide shelters and food for various segments of the population.</i> • <i>The Parks and Recreation Services Department provides housing information and social service information to the senior citizen population.</i> • <i>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.</i> 	<p>Police Department; Parks and Recreation; Department; Community Development;</p>	<p>City General Fund, CDBG Funds</p>	<p>7,500 referrals to social agencies by 2029 and 50 referrals for shared housing by 2029</p>	<p>Annually</p>
Goal 3: Preserve and Improve Housing Opportunities				
3.1 Condominium Conversions				
<p>a. 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>Community Development Department</p>	<p>City General Fund</p>	<p>Impose requirements where applicable</p>	<p>On-going</p>

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
3.2 (Modified) Home Ownership Assistance				
a. Provide educational resources to facilitate the process of homeownership, especially first-time homebuyers, by providing a virtual one stop shop clearinghouse through a non-profit organization (i.e. Affordable Housing Clearinghouse) and explore participation in the Orange County Mortgage Assistance Program (MAP)	Housing Authority; Community Development	State and Federal sources	Conduct review and analysis	By 2024
b. Explore the use of other <u>Search and apply for</u> funding opportunities such as HELP, HOME funds, and other State and Federal programs.	Housing Authority	State and Federal sources	Conduct review and analysis <u>Annually check the websites of HUD, State HCD, and Orange County Housing Authority for potential funding sources and apply for eligible programs concurrently during application for SB 2 Permanent Local Housing Allocation (PLHA) funds.</u>	On-going <u>Annually</u>
3.3 Housing Authority				
a. Contract with the Orange County Housing Authority (OCHA), where necessary, for the development and operation of federally assisted low- and moderate-income housing programs.	Orange County Housing Authority; Tustin Housing Authority and Community Development	HUD, CDBG	Continue to contract with the OCHA Quarterly Meetings; Report Annually	Annually Quarterly Meetings, Annual

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
b. Support Orange County Housing Authority's (OCHA) affirmative fair marketing plan and fair housing policies	Orange County Housing Authority; Tustin Housing Authority and Community Development	Federal, State, and Local grant funding	Annual Report	Annually
c. Participate in educational campaign for property owners regarding State and Federal laws prohibiting discrimination, in coordination with OCHA and fair housing services	Orange County Housing Authority; Housing Authority and Community Development	Federal, State, and Local grant funding	Bi-annual education media campaign; post on City website	Bi-annually and on-going
3.4 (NEW) Annual City Housing Check-In with Developers				
a. City will coordinate an annual check-in (i.e. survey or meeting) with small and large housing developers to help identify and pursue affordable housing opportunities within the City.	Community Development, Public Works, Economic Development and Housing Authority	General Fund	Coordinate annual check-in to identify and pursue housing opportunities with the private sector	Annually
3.5 (Existing) Rental Assistance				

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
a. Section 8 - Support and encourage efforts of the Orange County Housing Authority to coordinate between private housing and social service agencies.	County of Orange Housing Authority	HUD	Ensure that assistance of Tustin residents remains consistent with existing number of assisted residents (425 Participate in the application process vouchers Promote on website and city facilities and events	Annually
3.6 (Existing) Affordable Senior Housing Project and Senior Board and Care Facility				
a. To maintain 74 units of affordable housing for Seniors located at 17432-17442 Mitchell Avenue (20 units) and 54 units affordable senior apartments at 1311 Sycamore Avenue (Heritage Place).	Community Development Department	None necessary	Maintain 74 units of affordable Senior Housing; Annual report	Annually
3.7 (Modified) Preservation of Assisted Housing				
a. Preserve the City's publicly assisted affordable housing projects at risk of conversion to market-rate housing. Preservation of 517 "at risk units in Tustin. Tustin has four (4) low income housing projects totaling 517 units "at risk" of conversion to market rate during the planning period. The City is coordinating the provision of financial and administrative resources to preserve these units as affordable housing.	Community Development Department, Housing Authority	State and Federal Funds	<u>Annually monitor the status of at-risk units</u> Preservation of 517 at risk units at various locations: (Chatham Village 212 units), Westchester Park (149 units), Flanders Pointe (57 units), and Tustin Gardens (100 senior units)	<u>2022-2029 Annually; 2021-2029</u>

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HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<p><u>Work with potential purchasers or property owners to provide technical assistance, where feasible, to public and nonprofit agencies interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units</u></p> <p><u>Ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed in accordance to State law and informed of resources available to them for assistance</u></p>	
<p>3.8 (New) <u>Membership of the California Community Housing Agency ("CalCHA")</u></p>				
<p>a. Consider <u>Complete a cost/benefit analysis of obtaining</u> membership with the CalCHA - through its Essential Middle-Income Rental Housing Program ("Program"), CalCHA issues government bonds for the acquisition of existing market-rate apartment communities through the issuance and sale of its own governmental purpose bonds. As a governmental entity, CalCHA is granted a 100 percent property tax exemption for each property it acquires. These complexes are then converted to rent-</p>	<p>Community Development Department, Housing Authority</p>	<p>General Fund</p>	<p>Review and analyze benefits while also identifying rental properties for potential acquisition and conversion to affordable housing potential participation in CalCHA program</p>	<p>By 2024</p>

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HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
restricted units for Low-Income, Median-Income, and Moderate-Income households earning no more than 120 percent of AMI. Under the Program, no existing tenants are displaced. Rents on affordable units created through this Program would be capped at a maximum of 35 percent of the applicable percentage of AMI, and annually rent increase percentages are also capped at a maximum of four percent, which is well below the limits allowed with AB1482. All new tenants would need to income-qualify.				
3.9 (New) "Qualified Entities" Registration				
a. City will register through HCD so it is aware of any changes to the City's at-risk units that could be converted to market rate during the planning period. Facilitates conservation of City's existing affordable units.	Community Development Department	General Fund	Registration into program and annual report.	By 2022
4.10 (Modified) Housing Rehabilitation				
a. The City will explore the use of CDBG and HOME funds to initiate program funding for eligible projects that benefit low- and moderate-income households. The City will also explore a partnership with a non-profit organization, such as Habitat for Humanity of Orange County, to administer the program.	Housing Authority; Community Development Department	Available federal, state, and local resources	Conduct review and analysis	By 2025

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
Goal 5: SUSTAINABLE HOUSING				
5.1 (Modified) Enforcement of Building and Housing Codes				
a. Enforce building and housing codes to ensure health and safety (i.e. address substandard housing conditions, removal of graffiti and other deferred maintenance issues on public property, including sidewalks, parks, bus shelters) and thereby improve the overall character of the community.	Community Development Department	City General Fund	Investigate substandard housing on an on-going basis	Annually
b. Encourage proactive maintenance and improvement to existing housing.	Community Development Department	City General Fund	Advertise available home improvement financing programs on an on-going basis. Post and update information on website and at the public service counters.	Annually Annually
5.2 (Modified) Cultural Resources District				
a. Safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City's heritage and past. Continue to require that any alteration of a designated historic resource or construction improvements in the City's Cultural Resources Overlay District conform to the requirements of the District.	Community Development Department	CDBG, City General Fund, State grants	Process approximately 20 Certificate of Appropriateness on an annual basis. Update citywide historic resources survey	Annually By 2021

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
5.3 (Modified) Energy Conservation				
a. Partner with utility companies to promote energy rebate programs (i.e. installation of photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc.)	Community Development Department	General Fund; grant funding.	Promote utility company rebates during design review and public counter consultations	Annually
5.4 (Modified) Sustainable Building				
a. Promote energy efficiency by orienting homes to maximize natural day lighting.	Community Development Department	General Fund	Promote via City’s Design Review process and counter consultations	Annually
b. Require buildings and structures to not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Obstruction Surfaces for John Wayne Airport unless found consistent by the Airport Land Use Commission (ALUC). Additionally, in accordance with FAR Part 77, require applicants proposing buildings or structures that penetrate the 100:1 Notification Surface to file a Form 7460-1 Notice of Proposed Construction or Alteration with FAA. A copy of the FAA application shall be submitted to ALUC and, the applicant shall provide the City with FAA and ALUC responses.	Community Development Department	General Fund	Educate via City’s website, Design Review process and counter consultations	Annually

**TABLE H- 20
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
c. Require development projects that include structures higher than 200 feet above existing grade to be submitted to ALUC for review. In addition, require projects that exceed a height of 200 feet above existing grade to file Form 7460-1 with the Federal Aviation Administration (FAA).	Community Development Department	General Fund	Educate via City’s website, Design Review process and counter consultations	Annually
5.5 (Modified) Water Efficiency				
a. Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials.	Community Development Department	General Fund	Educate via City’s website, Design Review process and counter consultations	Annually
b. Develop educational and trainings materials, to promote water efficiency.	Community Development Department	General Fund	Educate via City’s website, Design Review process and counter consultations	Annually

