
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~~ Implementation 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~~ in conjunction with part of the 6th cycle Housing Element update. A review of the City's ~~past performance~~ past performance on housing element implementation programs is contained in Appendix A of the Housing Element.

The following table (Table H-IV-1~~H-20~~) identifies existing and new housing programs to be implemented during the 2021-2029 planning 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 planning period. Table H-IV-1 ~~H-20~~ is divided into five ~~goals,~~ goals and describes each program and associated quantified objective and timeframe. It should be noted that a number of programs fall under multiple ~~of~~ goals and policies described in Section III. Those programs are only listed once to avoid duplication.

**TABLE H-IV-1
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>a. Continue i <u>Implementation of</u> 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>The</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>in compliance with Government Code Government Code 65583.2(h) and (i)</u>.</p> <ul style="list-style-type: none"> <u>P</u>ermit 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. 	<p>Housing Authority, Economic Development Department, Community Development Department</p>	<p>General Fund</p>	<p>Complete Specific Plan amendment</p> <p><u>Prioritize the Pprocessing of housing related entitlements for TLSP by assigning a designated project manager</u></p> <p><u>Process entitlement for TLSP area</u></p> <p><u>Prepare, process, and adopt TLSP Specific Plan</u></p>	<p>By 2024 <u>October 2022</u> or <u>within three (3) years if deadline is extended</u></p> <p><u>As requested between 2021 - 2029, Report annually in April</u></p> <p><u>By October 2024</u></p>

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HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<ul style="list-style-type: none"> • aAccommodate a minimum of 16 units per site; • Rrequire a minimum density of 20 units per acre; and • Aat 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: <ul style="list-style-type: none"> ○ aAllow 100 percent residential use, and ○ Rrequire residential use occupy 50 percent of the total floor area of a mixed-use project. 			<p>Amendment within three years to allow additional units to meet RHNA</p>	
<p>(Modified) Utilization of Planned Community Districts, Overlay Districts, and Specific Plans (Available Sites)</p> <p>b. Utilize Planned Community Districts, Overlay Districts, and /or Specific Plans to facilitate mixed-use developments to assist in the development of new affordable ownership and rental housing.</p>	<p>Community Development Department, Housing Authority, Economic Development Department</p>	<p>City General Fund; Housing Authority</p>	<p>Support applications for the creation of new mixed-use developments, particularly when the projects includes affordable housing, through the following actions:</p> <ul style="list-style-type: none"> • Post available sites and capacity of Specific Plan areas on the City website • Promote City’s density bonus program, Article 9, Chapter 1 of the Zoning Incentives for the development of affordable housing, and housing and include on City website. • Continue to provide <u>at least 10</u> regulatory and technical assistance 	<p>Post available Specific Plan sites and capacity to <u>City</u> website by January 2022</p> <p>Post to City website by July 2022</p> <p><u>Between 2021 – 2029, Report in April</u></p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<p>meetings with affordable housing developers and non-profit organizations</p> <ul style="list-style-type: none"> Develop streamlined procedures for <u>affordable ownership and rental housing</u> development applications of affordable ownership and rental housing 	<p>Develop streamlined procedures by <u>Post procedures on City website by December 2023</u></p>
<p>(New) Downtown Commercial Core Specific Plan (DCCSP) Implementation</p> <p>c. Continue implementation of the Specific Plan for the Downtown Commercial Core <u>area</u>.</p>	<p>Housing Authority Community Development Department Economic Development Department</p>	<p>General Fund</p>	<p>Process entitlements for DCCSP</p> <ul style="list-style-type: none"> 374 number of <u>housing units by Month October 2025</u> <u>373 housing units by October 2029</u> 	<p><u>As requested 2021 – 2029; Report in April</u></p>
<p>(New) Red Hill Avenue Specific Plan (RHSP) Implementation</p> <p>d. 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</p>	<p>General Fund</p>	<p>Process entitlements for RHSP; no amendment needed to meet RHNA <u>and prioritize by assigning a designated project manager</u>.</p>	<p><u>As requested 2021 – 2029; Report in April</u></p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
	Department		<ul style="list-style-type: none"> • <u>250281 housing units by October 2025</u> • <u>250105 housing units by October 2029</u> 	
<p><u>(New) By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites</u></p> <p>e. <u>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 6th cycle RHNA that represent “reuse sites” from previous Housing Element cycles. The “reuse” sites are specifically identified in the Appendix B - Sites Inventory. The “reuse” sites are specifically identified in the Appendix B - Sites Inventory.</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Amend Zoning Code</u></p>	<p><u>By October 2022, or within three (3) years if deadline is extended</u></p>
<p><u>(New) Residential Mixed-Use Development - Available Sites</u></p> <p>f. <u>(New) Process Enderlee Center and Tustin Market Place Zoning and General Plan Amendments. The rezoned sites will meet the requirements of Government Code 65583.2.</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Add a residential overlay zone and amend General Plan; Include development standards allowing a minimum of 30 du/acre.</u></p>	<p><u>By October 2022, or within three (3) years if deadline is extended</u></p>
<p><u>(New) By-Right Residential Development Rezoning to Meet RHNA</u></p> <p>g. <u>The City will update its Zoning Code to allow by-right residential development pursuant to Government Code 65583.2 provisions. AThis program applies to areas rezoned for residential development after October 15th, 2021 to</u></p>	<p>Planning<u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Amend Zoning Code</u></p>	<p><u>By October 2022, or within three (3) years if deadline is extended</u></p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>achieve the City's 6th Cycle RHNA objectives. are subject to by right provisions found in Government Code 655</p> <p><u>City will update the Zoning Code to include provision of by-right development in areas rezoned to meet the City's RHNA objectives. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to:</u></p> <ul style="list-style-type: none"> <u>Minimum density of 20 units per acre,</u> <u>Minimum site size to permit at least 16 units on site, and</u> <u>Zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower-income households. The City's Zoning Code will be updated to comply with mandated by right provisions.</u> 				
<p><u>(New) Extremely Low Income Households</u></p> <p><u>h. Facilitate affordable housing development including housing for extremely low income and very low-income households, and households with special needs (such as persons with disabilities and farmworkers); provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing assistance:</u></p> <ul style="list-style-type: none"> Provide technical assistance to developers regarding City mixed use zoning and density bonus incentives; Create and distribute an Affordable Housing GuideBooklet that explains how to use affordable housing incentives 	<p><u>Housing Authority, Community Development Department</u></p>	<p><u>General Fund</u></p> <p><u>Housing Authority Fund</u></p> <p><u>CDBG Fund</u></p> <p><u>Other State or federal Grants</u></p>	<p><u>Expand affordable housing inventory by 50 units over eight years (10 extremely low; 20 very low; 20 low income units).</u></p> <ul style="list-style-type: none"> <u>Provide technical assistance to 10 developers regarding City mixed use zoning and density bonus incentives;</u> <u>Create and distribute an Affordable Housing Guide that explains</u> 	<p><u>By October 2029</u></p> <p><u>By October 2025</u></p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>Provide fee deferral, fee waiver, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households; and</p> <ul style="list-style-type: none"> As needed to enhance project feasibility, create objective design standards (see Program 1.2 a) to facilitate mixed use development projects that include an affordable housing component. 			<p><u>how to use affordable housing incentives</u></p> <ul style="list-style-type: none"> <u>Adopt an ordinance to allow the provision of fee deferral and/or fee waiver when associated with housing developments to meet RHNA</u> <u>Provide permit fast-tracking for minimum of six projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households.</u> 	<p><u>By October 2023</u></p> <p><u>By October 2024</u></p> <p><u>By October 2029</u></p> <p>Outreach to non-profit organizations and affordable housing developers annually to explore opportunities for</p>

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				<p>affordable housing. Outreach should include developers and non-profit organizations with experience in development projects that include units affordable to extremely low-income households and households with special needs.</p> <p>Continue to provide regulatory and technical assistance to affordable housing developers and non-profit organizations.</p> <p>Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low-income households.</p> <p>Apply for or support applications for affordable housing funds for projects or programs that are consistent with</p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
				the goals and objectives of the Housing Element.
<p>i. <u>Monitor development proposals within the Tustin Legacy Specific Plan area to ensure 25 percent of the total amount of units proposed are low income, very low income, or a mix of the two to comply with the Surplus Land Act.</u></p>	<p><u>Community Development Department</u> <u>Economic Development Department</u></p>	<p><u>General Fund</u></p>	<p>Rolling basis as development applications are submitted. Review project review (Design Review) agendas on a bi-weekly basis to monitor for new housing developments to ensure compliance with SLA and affordable housing provisions proposed.</p> <p>Review overall development annually to monitor proportions of affordable housing proposed and implemented.</p>	<p>Review development applications on rolling basis.</p> <p><u>Bi-weekly basis from 2021-2029.</u></p>
<p>1.2 (New) Objective Design Standards</p>				
<p><u>Objective Development Standards</u></p>				
<p>a. Provide and adopt objective design standards to ensure that the City can provide <u>clear local</u> 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).</p>	<p>Community Development Department</p>	<p>General Fund, Grant Funding if available</p>	<p>Adoption of objective design standards for clarity to development community and facilitate high quality residential development citywide</p>	<p>Adopt standards by December 2023; Initiate <u>Implement</u> by 2024</p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p><u>Design Guidance</u></p> <p>b. Provide educational materials <u>and consultations</u> regarding design guidance <u>Objective Design Standards (SB 35)</u></p>	<p>Community Development Department</p>	<p>Grant Funding, General Fund</p>	<p>Educate <u>public</u> via City's website, Design Review process and counter consultations, approximately 100 consultations total per year.</p> <p>Post to City's website</p>	<p><u>Post to City' website By December 2026</u></p> <p><u>Minimum of 10 weekly design consultations starting January 2024.</u></p>
<p><u>(New) Parking Standards</u></p> <p>c. <u>Develop parking standards to facilitate residential housing production as part of mixed-use developments, adaptive re-use projects and new residential developments.</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Develop parking standards that incentivize creative parking strategies such parking credits for transit rich development and allowance of parking structures and parking lifts, by right and subject to Objective Design Standards.</u></p>	<p><u>By October 2024</u></p>
<p>1.3 (Modified) Density Bonus Program</p>				
<p>a. Promote use of the State's Density Bonus Law to facilitate the construction of affordable housing, including extremely low-income housing.A</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Review and monitor changes to state law on an annual basis</p> <p><u>Encourage the use of density bonus incentives by advertising on City's website and by providing information on available density sites and regulatory incentives in</u></p>	<p>Annually <u>Advertise on City website by October 2022</u></p> <p><u>Bi-weekly review of development projects between 2021-2029.</u></p>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			conjunction with discussions with development applicants.	
b. Update City Density Bonus Ordinance; ensure it is consistent with State law.	Community Development Department	General Fund	Updated ordinance	By December 2022
1.4 (New) Voluntary Workforce Housing				
a. Evaluate the City’s current Voluntary Workforce Housing Ordinance in conjunction with the reassessment on the effectiveness of the DCCSP and RHASP , adopted in 2018, and determine if adjustments are desired.	Community Development Department; Housing Authority	General Fund	Conduct analysis and evaluation	2022 By December 2023
1.5 (New) Zoning Code Streamlining Program				
a. Implement zoning code amendments that will to facilitate application and project review streamlining and compliance with State law to meet housing needs.	Community Development	General Fund	<ul style="list-style-type: none"> • Annually review zoning code and identify potential improvements to streamline development and permit applications process • Amend zoning code as appropriate and adopt within 12-month timeframe 	Annually

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<ul style="list-style-type: none"> • Amend Zoning Code to allow triplexes by Right 	By October 2023
b. Amend existing commercial and industrial Specific Plans for potential inclusion of additional residential units within the respective areas (ex. Pacific Center East SP, Jamboree Plaza) .	Community Development	General Fund	Conduct analysis and evaluation Amend Specific Plans and Zoning map as appropriate	By December 2025 ⁴ By December 2029 ⁵
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
b. Amend the zoning code to outline mobile home park closure procedures and provides reasonable protection for residents in accordance with State Mobilehome Mobile home Park law.	Community Development Department	General Fund	Conduct analysis and evaluation Amend zoning code	By December 2023 ²
c. Seek funding and determine financial feasibility for 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	Annually check the HCD website for potential funding sources and apply for eligible programs.	Annually in March of each year.
1.7 (New) By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites				

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
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 6th 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 October 2022
<u>1.7 (Modified) Accessory Dwelling Units Programs</u>				
a. Promote the construction of accessory dwelling units in new and existing residential areas by updating City codes in compliance with State law, and <u>law and</u> focusing on education and awareness.	Community Development	General Fund, SB2 Grant Funding	Update ADU Ordinance in accordance with State Law <u>Update w/ Website</u> with ADU permit guidance Process approximately 12-5 ADU/JADU applications per year.	By <u>January 2022</u> <u>By June 2022</u> Process applications within the timeframe prescribed by State Law, as may be amended b. By <u>December 2024</u>
b. Establish a partnership with a non-profit (i.e. Casita Coalition) or OCCOG to d <u>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.</u>	Community Development; Housing Authority	General Fund, SB2 Grant Funding	<u>Develop and adopt an ADU accelerator program</u> Progress report by 2024	By <u>December 2024</u>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
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 <u>December</u> 2023
d. ADU Monitoring Program and Database	Community Development Department	General Fund	Annual Report	Annually <u>in April</u>
<u>1.8 1.9</u> (New) Partnerships with Non-Profit Organizations				
<p>—</p> <p>a. To further facilitate affordable housing, including extremely low-income housing, 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>	Community Development Department; Housing Authority; Economic Development Department	General Fund	<p>Meeting Hold meeting, /open house, <u>and/or or video series targeted to</u> with building and housing community including nonprofits, to discuss <u>present</u> residential development opportunities in the City and financial tools available.</p> <p>Make information on financial resources and regulatory tools available on the City's website.</p>	<p>Annually <u>in September</u></p> <p><u>By</u> December 2022</p>
a. <u>(New) Continue to coordinate and support community-based organizations that support after school programs, self-help training, food-assistance and counseling and access to other resources, especially in low resource areas of the City</u>	<u>Community Development Department; Housing Authority;</u>	<u>General Fund</u>	<u>Meeting, open house, and/or video series targeted to nonprofits that provide family resources, to present potential partnership opportunities.</u>	<u>Inform providers annually in (February) beginning in 2023.</u>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
and communities with higher proportion of special needs populations.	Economic Development Department			
1.9 1.10 (Modified) Deed Restrictions				
a. Continue to require appropriate deed restrictions where (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 extremely low-, low-, 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)	Community Development Department; Housing Authority; Economic Development Department	Tax-Exempt Mortgage Revenue Bonds and other various resources	Annual report Include conditions of approval at entitlement and require recordation of deed restriction prior to issuance of Certificate of Occupancy for affordable units for applicable housing development projects.	Annually Bi-weekly review of development projects between 2021-2029.
especially in low resource areas of the City and communities with higher proportion of special needs populations,, and/or video series targeted to present in form 1.10 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 Minimum of four (4) weekly/monthly consultations starting January 2024.

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
b. Track the processing time frames for processing of reviews and permits for low- and moderate-income housing and <u>where possible</u> , adjust internal procedures to shorten review timeframes.	Community Development Department	General Fund	Develop development permit tracker	By <u>December</u> 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	<u>Review</u> N number of days to process an application reduced , <u>at least bi-annually and implement revised procedures to shorten review times, when possible.</u>	<u>Bi-annual reviews in June and By December</u> January , <u>starting in January</u> 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 <u>December</u> 2023 Annually, <u>project by project basis.</u>
<u>1.11</u> (1.12) (New) Inventory of Available Sites and Monitoring No Net Loss:				
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.	By <u>December</u> 2023

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			Provide list (vacant and nonvacant sites) on city website, especially for to prospective residential developers, to facilitate the development of housing in the City	Update A annually by May, starting in January 2023 , upon request.
1.12 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 Allocation Committee (CDLAC)	Complete analysis of available programs annually.	Annually in June between 2021 - 2029
1.13 1.14 (New) Adaptive Reuse of Historic Resources to Facilitate Affordable Housing production				
a. Promote current program that allows the adaptive reuse of historic resources for affordable housing and evaluate the use of alternate parking strategies under Program 1.2 (c) .	Community Development Department	General Fund	Promote program through City website and historic preservation interest groups.	By December 2023

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			Develop memo to evaluate the use of alternate parking strategies for adaptive historic reuse.	By December 2023
1.14 1.15 (Existing) Ongoing Review of Housing Element Programs				
<p>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.</p>	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.
1.15 1.16 (NEW) New Monitor Changes in Federal and State Housing, Planning, and Zoning Laws				
<p>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 housing or oppose legislation that negates that purpose and will respond with appropriate changes to remain compliant with State law.</p>	Community Development Department	City General Fund; Staff time	Prepare annual legislation update.	Report Annually in April
1.16 1.17 Consolidated Plan				
<p>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</p>	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	Update by December 2026

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
implementation plan in coordination with Affirmatively Furthering Fair Housing Practices.			Prepare annual Action Plan	Annual Action Plan
<u>1.17</u>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.
<u>1.18</u>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 for 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 <u>Annually beginning January 2023</u>
<u>1.19</u> Lot Consolidation Overlay Program				
a. <u>Create a Lot Consolidation Overlay (LCO) Program (see Section IV). The intent of the LCO is to encourage the consolidation of lots by providing incentives</u>	<u>Community Development Department</u>	<u>City General Fund</u>	<u>Adopt Code Amendment to provide Lot Consolidation development incentives such as:</u> <ul style="list-style-type: none"><u>Reduction in development standards</u>	<u>By October 2024</u>

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Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<ul style="list-style-type: none"> • Additional density bonus beyond the State’s maximum ratio • Reduced application fees • Priorities in the application process 	
Goal 2: Fair Housing and Specials Needs				
2.1 (Modified) Emergency, Transitional, and Supportive Housing				
<p>a. 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 supportive housing meeting certain criteria will be allowed by right in zones where residential uses are permitted, including mixed-use and nonresidential zones, per AB 2162 and AB 2988.</p> <p>Additionally, the City will amend the Municipal Code to include definition and provision of Low Barrier Navigation Centers (LBNC) in compliance 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</p>	<p>Various Non-Profit Organizations, Housing Authority, Community Development Department, Economic Development Department</p>	<p>Variety of private funds; CDBG funds</p>	<p>Update City Municipal Code</p> <p>Promote, assist, and facilitate the development of emergency and transients’ shelters through continued support of the County Homeless Assistance Program</p>	<p>By October 20232</p> <p>By December 2023</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
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.				
a-b. Facilitate continued operation of Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children	Community Development Department	CDBG funds	Continue to provide financial assistance through the allocation of CDBG funding to non-profit organizations that provide housing facilities to battered women and children	Annually <u>in July</u>
a-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>Association of California Cities-OC Housing and Homeless Committee</u> Allocate <u>Support the provision of</u> CDBG funds to non-profits <u>to</u> provide 150 <u>200</u> individuals services such as counseling, education, job-training and other techniques to stop the cycle of homelessness. Retain 262 emergency shelter beds and expand <u>emergency shelter bed inventory</u> by 125 units <u>beds</u> .	<u>Attend quarterly meetings</u> Annually <u>beginning in February 2022)</u> <u>Annually, between 2021-2029.</u> by <u>December 2024</u>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<p>Retain 50 uTransitional housing uUnits.</p> <ul style="list-style-type: none"> • Continue to support 24 units of transitional housing for families (operated by Salvation Army) • Continue to support 6 units of transitional housing for women and children (operated by Human Options-Dove Housing) • Continue to support 6 units- in long-term 12-24 months transitional housing for families with children (operated by Orange Coast Interfaith Shelter) • Continue to support 14 units of transitional 	<p>On-going, between 2021-2029; Report annually in April</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			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)	
<p>a.d. Provide educational resources for prevention of extremely low-income households from becoming homeless by providing links and program information on City’s website and at the Tustin Library, Senior Center, and Family and Youth Center.</p>	Housing Authority and Community Development Department	HUD Section 8 Program, CDBG	Post information to City website and provide informational materials to Tustin Library, Senior Center, and Family Youth Center	Provide ost by January 2023; Update Annually in April
2.2 (Existing) Economic Integration within Sphere of Influence				
<p>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- income families within Tustin’s sphere of influence.</p>	County of Orange, Community Development Department	City General Fund; Staff time	Report number of requests in annual report.	Annually in April
2.3 (Modified) Senior Services Housing				

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
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.	Report Annually in April
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 Develop outreach materials by September 2022 Post outreach materials to City website by October 2022
a.b. Develop 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).	Community Development	General Fund	Revise City’s Zoning eCode .	By January 2024
c. Remove Reasonable Accommodations request application fee.	Community Development	General Fund	Adopt a revised fee Resolution.	By June 2023
d. Revise Zoning Code (Remove constraints) (1) Revise so that the reasonable accommodation can proceed without the need for any additional corrections of	Community Development	General Fund	Revise Zoning code (Reasonable Accommodation Section).	By December 2023

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p><u>nonconformities to property.</u></p> <p><u>(2) State that a Reasonable Accommodation may be acted upon independently of any other applications</u></p> <p><u>(3) Remove the annual inspection requirement.</u></p> <p><u>(4) Revise so that any reasonable accommodation may be transferred to another person with the same or similar needs.(5) State that a reasonable accommodation shall not conditionally require the return of the property to its original condition .</u></p> <p><u>(6) Remove the deed restriction recordation.</u></p>				
<p>2.5 (NewEW) Affirmatively Furthering Fair Housing</p>				
<p><u>(New) Fair Housing Education</u></p> <p>a. Provide educational materials to promote fair housing laws including but not limited to housing referral services.</p>	<p>Community Development Department; Police Department; Parks and Recreation; Department; Community Development;</p>	<p>General Fund, CDBG Funds</p>	<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</p>	<p>Annually by January <u>April, starting January April 2023.</u></p> <p>By January 2023</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			prepared by OCHA and the OCHA Advisory Committee.	
<p><u>(New) Increase Accessibility of Fair Housing Services</u></p> <p>b. <u>The City will provide bilingual communications, including but not limited to interpreters and translation services, in official governmental actions and communications including meeting and hearing notices and presentations.</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Spanish versions of flyers and official city announcements by 2023. Regular and increased attendance, representation, understanding of linguistically isolated residents at City Council meetings.</u></p>	<p><u>By January 2023</u></p>
<p><u>(New) Housing Discrimination</u></p> <p>c. <u>Contract with a non-profit fair housing provider, (i.e. non-profit organization such as Fair Housing Foundation), to provide education to property owners and landlord to prohibit housing discrimination, as well as fair housing testing and investigation to look for evidence of differential treatment and disparate impact.</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>Contract with fair housing provide annually.</u></p> <p><u>Conduct an annual training with the Fair Housing Foundation to provide landlords education on housing discrimination, specifically targeted towards fair housing issues identified in AFFH.</u></p> <p><u>Conduct annual fair housing testing and investigation.</u></p>	<p><u>Annually, starting July 2022</u></p> <p><u>Trainings annually, beginning July 2022</u></p> <p><u>Report on Fair housing testing conducted annually, beginning June 2023</u></p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
2.6 Housing Referral Program				
<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"> The Police Department refers homeless people to different agencies that provide shelters and food for various segments of the population. The Parks and Recreation Services Department provides housing information and social service information to the senior citizen population. The Community Development Department provides housing and social service information to all segments of the population as part of its during regular eCity hHall operations, which asis conducted in person, by phone, and online-business hours, including referrals provided by CDBG funded non-profits. The Community Development Department also serves as a clearinghouse for the Community Development Block Grant Program and represents the City at Housing Authority and Orange County Housing Authority Advisory Committee Meetings. 	<p>Police Department; Parks and Recreation; Department; Community Development <u>Department;</u></p>	<p>City General Fund, CDBG Funds</p>	<p>7,500 referrals to social agencies by 2029</p> <ul style="list-style-type: none"> <u>937 referrals annually</u> <p>and 50 referrals for shared housing by 2029</p>	<p>Annually <u>Annually between 2021-2029; Report in April</u></p> <p><u>Annually between 2021-2029; Report in April</u></p>
2.7 (New) Farmworker Housing				
<p><u>(New) Farmworker Housing</u></p> <p><u>The City will update their Zoning Code to comply with provisions of the Health and Safety Code Section 1702.15 and</u></p>	<p><u>Community Development Department</u></p>	<p><u>General Fund</u></p>	<p><u>City will update the Zoning Code to include provision of farmworker housing as appropriate under Health and</u></p>	<p><u>By October 2022</u></p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
1702.16, which allows farmworker housing to be developed within zoning areas that allow agricultural use.			Safety Code Section 1702.15 and 1702.16.	
Goal 3: Preserve and Improve Housing Opportunities				
3.1 Condominium Conversions				
a. Continue to R 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.	Community Development Department	City General Fund	Impose requirements where applicable Post requirements on highlighted City webpage and provide consultations to developers approximately 105 per year.	On Post by October 2022 Report consultations Annually in April
3.2 (Modified) Home Ownership Assistance				
a. Provide educational resources to F 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	Provide educational resources on city website and social media. Conduct review and analysis for MAP participation.	Annually, start B by December 2024 By October 2023
b. Search and apply for funding opportunities such as HELP, HOME funds, and other State and Federal programs.	Housing Authority	State and Federal sources	Annually check the websites of HUD, State HCD, and Orange County Housing Authority for potential funding sources and apply for eligible programs concurrently during	Annually, in April starting in 2023.

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			application for SB 2 Permanent Local Housing Allocation (PLHA) funds.	
3.3 Housing Authority				
<p>-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.</p>	<p>Orange County Housing Authority; Tustin Housing Authority and Community Development</p>	<p>HUD, CDBG</p>	<p>Continue to contract with the OCHA Quarterly Meetings; Report Annually</p>	<p>Annually, <u>as needed in April.</u> Quarterly Meetings, Annual</p>
<p>-b. Support Orange County Housing Authority's (OCHA) affirmative fair marketing plan and fair housing policies</p>	<p>Orange County Housing Authority; Tustin Housing Authority and Community Development</p>	<p>Federal, State, and Local grant funding</p>	<p>Annual Report</p>	<p>Annually</p>
<p>-c. Participate in educational campaign for property owners regarding State and Federal laws prohibiting discrimination, in coordination with OCHA and non-profit fair housing services <u>organization (i.e.</u></p>	<p>Orange County Housing Authority; Tustin Housing Authority and Community Development</p>	<p>Federal, State, and Local grant funding</p>	<p>Bi-annual education media campaign; post on City website</p>	<p>Bi-annually and on-going</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
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 promote help identify and pursue affordable housing development opportunities within the City.	Community Development, Public Works, Economic Development and Housing Authority	General Fund	Conduct an annual <u>Coordinate</u> annual check-in such as a survey or meeting to educate private sector of housing opportunity sites to meet RHNA <u>identify and pursue</u> housing opportunities with the private sector	Annually <u>by June of each year, starting June 2023</u>
3.5 (Existing) Rental Assistance				
-a. Section 8 – Support and encourage efforts of the <u>Provide rental assistance, through the County Section 8 program, to extremely low and very low income households. Orange County Housing Authority to coordinate between private housing and social service agencies.</u>	County of Orange, Housing Authority, <u>Community Development Department</u>	HUD	<u>Through the Orange County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents</u> Ensure that annual assistance of Tustin residents remains with approximately 425 Tustin residents assisted, consistent with existing number of assisted residents (425) Participate in the application process vouchers	<u>Report annually in April, Annually during planning period.</u>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<p>Promote on website availability on city website and city facilities and events</p> <p><u>Reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program.</u></p>	<p><u>Annually update in January</u></p> <p><u>Biannually in January and June</u></p>
<p>3.6 (Existing) Affordable Senior Housing Project and Senior Board and Care Facility</p>				
<p>a. Continue to provide opportunities to provide a range of housing options to address the diverse needs of Tustin's senior population. 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).</p>	<p>Community Development Department</p>	<p>None necessary</p>	<p><u>Provide at a variety of affordable housing options for seniors located at:</u></p> <ul style="list-style-type: none"> • <u>16000 Cambridge Street (Coventry Court - 153 units)</u> • <u>311 Sycamore Avenue (Heritage Place - 54 units) Maintain 74 units of affordable Senior Housing; Annual report</u> • <u>275 E. 6th Street (Tustin Gardens - 99 units)</u> 	<p><u>Annual report in April.</u></p> <p><u>Publish locations on City website and verify annually in April</u></p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			<ul style="list-style-type: none"> • 17432-17442 Mitchell Avenue (Tustin Terrace - 20 units) 	
3.7 (Modified) Preservation of Assisted Housing				
<p>a. Preserve the City's publicly assisted affordable housing projects <u>units</u> at risk of conversion to market-rate housing</p> <p>a-b.</p>	<p>Community Development Department, Housing Authority</p>	<p>State and Federal Funds</p>	<p>Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance. Contact property owners within at least one year of potential affordability expiration to initiate preservation discussions.</p> <p>Annually monitor the status of at risk units</p> <p>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.</p> <p>Ensure that tenants of at risk units opting out of low income</p>	<p>Annually; 2021-2029 Develop monitoring procedures by December 2023 and begin implementing procedures by January 2024.</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
use restrictions are properly noticed in accordance to State law and informed of resources available to them for assistance				
3.8 (New) Membership of the California Community Housing Agency (“CalCHA”) <u>Middle Income Housing Opportunities</u>				
 <p>a. Complete a cost-/benefit analysis of obtaining membership with the CalCHA - through its Essential Middle-Income Rental Housing Program (“Program”). <u>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-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.</u></p> 	Community Development Department, Housing Authority	General Fund	Review and analyze benefits <u>from potential participation in CalCHA program.</u> while also identifying rental properties for potential acquisition and conversion to affordable housing. <u>potential participation in CalCHA program</u>	By <u>December 2025</u> ⁴ <u>By December 2025</u>
3.9 (New) “Qualified Entities” <u>Registration</u>				

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>-a. Publish contact information for organizations that specialize in providing affordable housing and may be able to preserve at-risk subsidized units. 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.</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Registration into program. and a annual report. Publish on website.</p>	<p>By <u>December</u> 2022</p> <p><u>Publish on City website by December.</u></p> <p><u>Annually, by April between 2021-2029</u></p>
<p><u>34.10 (Modified) Housing Rehabilitation to Address Substandard Housing</u></p>				
<p>-a. The City will explore the use of Provide CDBG and HOME grant funding (i.e. CDBG)s to partner and provide funding to non-profits that provide initiate programs (i.e. Housing rehabilitation) 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.</p>	<p>Housing Authority; Community Development Department</p>	<p>Available federal, state, and local resources</p>	<p>Conduct review and analysis <u>and develop a program framework for implementation.</u></p> <p><u>The City will explore the use of CDBG and HOME funds to provide grants and/or loans for homeowners with substandard housing who need assistance in bringing their housing up to code. The City will also explore a partnership with a non-profit organization, such as Habitat for Humanity of Orange</u></p>	<p>By <u>December</u> 2025</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
			County, to administer the program.	
<p>grants and/or The City will also explore a partnership with a non-profit organization, such as Habitat for Humanity of Orange County, to administer the program. Goal 54: SUSTAINABLE HOUSING</p>				
<p>54.1 (Modified) Enforcement of Building and Housing Codes Code Enforcement Program</p>				
<p>a. Encourage property maintenance and enforce building and housing codes to ensure health and safety to (i.e. address and prevent 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.</p>	<p>Community Development Department</p>	<p>City General Fund</p>	<p>Investigate substandard housing on an <u>on-going</u> basis; approximately 25 cases per year.</p> <p>Remove approximately 4,000 cases of graffiti annually.</p> <p>Conduct approximately 100 Water Quality inspections, in conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit process to protect neighborhoods from pollution.</p>	<p>Annually Report annually in April</p> <p>Report annually in April</p> <p>Report annually in April.</p>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
<p>-b. Encourage proactive maintenance and improvement to existing housing.</p>	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 Report annually in April Annually Report annually in April
45.2 (Modified) Cultural Resources District				
<p>-a. Preserve 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.</p>	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 Report annually in April By December 2021
45.3 (Modified) Energy Conservation				
<p>-a. Partner with utility companies to promote energy conservation and rebate programs (i.e. installation of photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc.)</p>	Community Development Department	General Fund; grant funding.	Promote utility company rebates during design review and public counter consultations; approximately 100 total per year.	Annually Report annually in April

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
4.4 (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; <u>approximately 100 total per year.</u>	<u>Report Annually in April</u>
-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; <u>approximately one (1) total per year.</u>	<u>Annually Report annually in April</u>
-c. Require development projects that include structures higher than 200 feet above existing grade to be submitted to <u>Airport Land Use Commission</u> 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, <u>as applicable; approximately one (1) total per year.</u>	<u>Annually Report annually in April</u>

**TABLE H-IV-1
HOUSING ELEMENT PROGRAMS 2021-2029**

Program	Responsible Agency	Funding Source	Quantified Objective	Timeframe
54.5 (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 project review process and counter consultations; <u>approximately 100 total per year.</u>	Annually <u>Report annually in April</u>
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; <u>approximately 100 total per year.</u>	Annually <u>Report annually in April</u>

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