

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 12, 2022

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

Dear Justina Willkom:

RE: City of Tustin's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Tustin's (City) revised draft housing element update received for review on July 21, 2022, along with revisions received on September 9, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by conversations on August 25, 2022 and September 1, 2022 with you, Assistant Community Development Director Irma Huitron, and consultants Konnie Dobрева and Danielle Thayer of EPD Solutions.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law described in HCD's May 18, 2022 review. This finding was based on, among other reasons, demonstrated adequate sites to meet the Regional Housing Needs Allocation (RHNA), the removal of specified governmental constraints, and a suite of programs that will affirmatively further fair housing (AFFH) through place-based investments and anti-displacement strategies. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code 65585.

The element now identifies adequate sites to accommodate the City's regional housing need for lower-income households demonstrated by Program 1.1 (Residential Development – Available Sites). This program commits to rezone at least 135 acres by October 2024 permitting multifamily uses without discretionary action, requiring a minimum density of 20 units per acre to address the identified shortfall of 3,790 units.

For your information, pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), the City's adopted element must be found in compliance

by October 15, 2022 to maintain its scheduled rezone deadline of October 2024 (Program 1.1). If the element is not found in compliance by October 15, 2022, HCD cannot find the element in compliance until the rezoning is complete.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD sincerely appreciates the hard work and dedication you and Irma Huitron provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact me at melinda.coy@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief