Community Development Department

TUSTIN

HOUSING POLICY
DEVELOPMENT, HCD

MAR 24 2011

COMMUNITY TREES HISTORY FUTURE

BUILDING OUR FUTURE
HONORING OUR PAST

March 21, 2011

State Department of Housing and Community Development
Attn: Cathy Creswell, Deputy Director
Housing Policy Development
P.O. Box 952050
Sacramento, CA 94252-2050

RE: 2010 Annual Report on the Status of the City of Tustin General Plan

Dear Ms. Creswell:

We are pleased to inform you that on March 15, 2011, the Tustin City Council authorized the Community Development Department to submit the General Plan Annual Report to your office. Attached is a copy of the City of Tustin General Plan Annual Progress Report that summarized efforts undertaken by the City to implement the General Plan.

If you have any questions, please call Justina Willkom, Principal Planner, at (714) 573-3115.

Sincerely,

Elizabeth A. Binsack

Elizabeth A. Binsack
Community Development Director

Attachment: 2010 General Plan Annual Report

c: State Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

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2010 Annual Report
On the Status of
The City of Tustin General Plan

January 1, 2010 through December 31, 2010

INTRODUCTION

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time, General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001. Periodically, general plan amendments have occurred. In 2008, the General Plan was updated with minor text amendments and in 2009 the City updated its Housing Element in compliance with State's law.

The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
2) Its progress in meeting its share of regional housing needs; local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This annual report covers activities between January 1, 2010 and December 31, 2010 and is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research.

HOUSING ELEMENT PROGRESS

As previously noted, the City's current Housing Element was adopted by the City Council in June 2009 in response to the State Law. Following the adoption of the Housing Element, HCD provided the City with certification on July 9, 2009.

Part of the current Housing Element is the City's share of housing needs for the planning period of January 1, 2006 to June 30, 2014 as determined by the State Department of Housing and Community Development. Table 1 identifies the City of Tustin's assigned share of regional housing needs.

Table 1
City of Tustin Regional Housing Need
2006-2014

Income Level	Number of Units	Percentage
Very Low (<50%of MFI)	512	21%
Low Income (50-80 % of MFI)	410	17%
Moderate Income (80-120% of MFI)	468	20%
Upper Income (>120% of MFI)	991	42%
	2,381	100%

MFI: Median Family Income
Source: SCAG Regional Housing Need Assessment

Table 2 consists of a list of new dwelling units that received occupancy and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 2006, through December 31, 2010. To determine the income level of each unit, the State Department of Housing and Community Development developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, or purchase price.

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled
Between January 1, 2006 through December 31, 2010

Income Level	Number of Units Constructed/ Permitted	Approved Units	Total	RHNA	Percentage to RHNA
Very Low (0-50%MFI)	327	36	363	512	71%
Low Income (51-80%MFI)	66	61	127	410	31%
Moderate Income (81-120%MFI)	105	86	191	468	41%
Upper Income	114	476	1620	991	163%
Total	1642	659	2301	2381	

MFI: Median Family Income
Source: City of Tustin Redevelopment Agency, City of Tustin Building Division, City of Tustin Planning Division, Southern California Gas Company Utility Releases

Beginning with 2010 Annual Report, HCD requires that each city prepare an annual report using forms and definitions adopted by HCD. Appendix A to the General Plan Annual Report includes Table A (Annual Building Activity Summary – New Construction), Table A2 (Annual Building Activity Report – Units Rehabilitated, Preserved, and Acquired), Table B (Regional Housing Need Allocation Progress), and Table C (Program Implementation Status).

PROGRESS REPORT

The City's General Plan implementation progress report has individual sections organized by element (Table 3). Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal.

Program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions adopted or implemented during the reporting period. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. To avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;

2. Continued to update General Plan as needed to ensure internal consistency and consistency with State and federal law.

3. Continued processing of development plans to include affordable housing components through entitlements and Development Agreements;

4. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1372.

5. Complied with the affordable housing provisions under Community Redevelopment Law;

6. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization;

7. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes; and

8. Adopted the 2008-09 to 2017-18 Comprehensive Affordable Housing Strategy and its Six-Year Capital Plan.

This General Plan Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies. As evidenced by this General Plan Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions in accordance with its General Plan goals. Many of these implementation tools satisfy goals within several General Plan elements,

demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan. The City will continue its efforts in carrying out all the identified goals and policies of the General Plan.

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
LAND USE ELEMENT **The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development.**	
GOAL 1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services.	• **Second Unit Code Amendment:** In 2003, the City amended the Tustin City Code to allow second residential units without discretionary review or hearing, in accordance with State Law. The amendment provides standards for second residential units in several residential zoning districts. The City continues to allow second residential units through ministerial review (plan check) process.
	• **Business Regulations Code Amendment:** The City continues to enforce Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare.
	• **General Plan Consistency:** The Planning Commission made two (2) General Plan Consistency determinations. The Planning Commission determined that the conveyance of eight (8) residential units located at 14741-14751 Newport Avenue owned by the Community Redevelopment Agency to the City of Tustin is in conformance with the Tustin General Plan. The Planning Commission also determined that the location, purpose, and extent of the vacation of "Old" Del Amo Avenue between "New" Newport Avenue and "New" Del Amo Avenue is in conformance with the Tustin General Plan.

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
	• **Neighborhood Plans.** In September, the City Council endorsed the Draft "Strategic Guide for Development" report for "The Neighborhoods of Tustin Town Center" study. The Draft Guide identified preferred Concept Plans for each neighborhood: Center City; Southern Gateway; and West Village, and a recommended Implementation Plan. Staff has begun preparing a more defined schedule for preparing General Plan amendments and major zoning modifications, including new development standards and any necessary environmental impact analysis and documentation.
	• **Discretionary Actions:** The City processed 13 Conditional Use Permits, 5 Code Amendments, 24 Design Reviews, 1 Variance, 2 Use Determinations, 44 Temporary Use Permits, and 4 Subdivisions to accommodate various development proposals. In particular, a modification of the senior project changing the tenure from for-sale units to apartments given the market constraints in selling the original for sale units has removed impediments in providing affordable housing for seniors. (See Goal 13 of the Land Use Element for further description of Coventry Court project).
GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning.	• **Code Amendments:** The City completed the following Code Amendments: a. CA 09-004, an amendment to the City's standard parking requirements to: 1) Reduce restaurant parking requirements for Old Town Tustin; and 2) Facilitate the establishment of outdoor restaurant seating areas in Commercial Districts within the City, including Old Town Tustin. b. CA 09-006, amendment to Section 9111 through 9142 of the Tustin City Code to update density bonus law in accordance with State Law. c. CA 10-001, amending Section 9223 of the Zoning Code pertaining to the prohibition of drive-in and drive-thru establishments in Old Town Tustin. d. CA 10-002, a comprehensive Zoning Code amendment to incorporate amendments and use determinations previously determined by the

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
	Community Development Director or the Planning Commission to be similar to and/or compatible with land uses or conditionally permitted uses within various City zoning districts. e. CA 10-003, an amendment to the Tustin City Code to regulate massage establishments, therapists, and practitioners in accordance with State Law.
	• **Subdivision Code:** The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within or partially within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing the official approval of the City. During the reporting period, the City processed four (4) Parcel Maps and one (1) Lot Line Adjustment.
	• **Planning Commission as the Historic Resources Committee:** The City Council adopted an Ordinance appointing the Planning Commission as an advisory body to the City Council on all matters relating to historic and cultural resources, including without limitation, matters affecting the establishment of a Cultural Resource District, designation of Cultural Resources, and as a liaison between residents, property owners, and the City Council within a Cultural Resources District. The Planning Commission continues to act in this role.
	• **Design Review Process:** The City encourages and promotes high quality design and physical appearance through the Design Review process. During the reporting period, a total of 24 Design Review applications were processed.
	• **Office of the Zoning Administrator**: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission for minor projects defined in Tustin City Code Section 9299.

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
	During the year, a total of seven (7) applications were considered by the Zoning Administrator.
	• **Code Enforcement Program:** 1. A total of 457 code enforcement cases were opened in 2010; the majority of which have been resolved. Code Enforcement officers worked actively with the community to address property maintenance and nuisance abatement regulations and standards. 2. Code Enforcement works with other agencies in abating substandard housing conditions such as hoardings, illegal conversion of garage to living units, lack of health and safety minimum standards, etc. 3. Code Enforcement officers, Police Safety Officers (PSOs) and the City's graffiti removal contractor actively responded to and removed a total of 3,451 graffiti reports. The implementation of the Countywide Tracking and Automated Graffiti Reporting system or "TAGRS" has enabled City staff and police personnel to tract graffiti, calculates costs of removal, and ultimately prosecuting graffiti crimes. In 2010, 63 arrests were made by the Tustin Gang Unit and patrol officers. 4. In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 108 Water Quality inspections on commercial and industrial sites throughout the City. 5. In response to the proliferation of snipe-signs and other unpermitted temporary signs throughout the City, a proactive weekend program was activated to deal with these types of signs.

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
	6. In conjunction with the NITF program, approximately 508 large item trash pick-ups were scheduled in the Southwest area of Tustin. 7. In conjunction with the City's Community Development Block Grant program, the Code Enforcement officers work with Fair Housing providers in educating residents of their equal housing rights through workshops, open houses, tenant/landlord dispute resolutions, fair housing counseling, etc. 8. Implementation of the shopping cart ordinance was initiated last year and has greatly reduced the number of abandoned shopping carts found throughout the City. Code Enforcement and Planning staff has worked together with retailers to gain compliance with the mandatory cart containment and retrieval program. To date, thirty-nine (39) of the forty-two (42) retailers have been in compliance. 9. The administrative citations program has continued to assist Code Enforcement Officers and Police Officers in resolving code violations in a timelier manner. The administrative citation provisions have provided the City with a means to ensure compliance with the Tustin City Code in a timely and efficient manner thereby improving the quality of life, maintaining property values and reducing the burden on the judicial system while providing for due process for those cited. In 2010, 61 citations were issued with substantial compliance obtained through the process.
	• **Alcoholic Beverage Sales Guidelines:** The City continues to implement the Alcoholic Beverage Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption.
	• **Home Occupation Ordinance:** The City continues to allow for home

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GOALS	PROGRAMS
	occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts.
	• **Joint Use Parking Ordinance:** The City continues to allow for joint use parking within sites with multi-tenants. The joint use parking provisions would allow parking facilities to be used jointly for non-residential uses with significantly different peak hours of operation.
	• **Neighborhood Plans.** See Land Use Goal 1.
GOAL 3: Ensure that new development is compatible with surrounding land uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources.	• **General Plan Amendment:** (See Land Use Element Goal 1 for description)
	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
GOAL 4: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.	• **Tustin Pride Program:** The City continues to support the Tustin Pride Committee to promote a cleaner, healthier, and safer community. The Tustin Pride Committee is a voluntary organization; its purpose is to promote public interest in the general improvement and/or maintenance of the environment of Tustin, to initiate, plan, direct, and coordinate programs to "expand community pride through projects and community action – to promote a cleaner, healthier, safer, more beautiful Tustin."
	• **Redevelopment Agency Programs:** The City Community Redevelopment Agency provides programs including public improvements and commercial rehabilitation loans to revitalize redevelopment project areas, and implements

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2010 General Plan Progress Report

GOALS	PROGRAMS
	state mandated affordable housing requirements. Affordable housing programs include: 1) Inclusionary Homebuyer Program; 2) Multi-Family Housing Rehabilitation program; and 3) Single-Family Housing Rehabilitation program. The Agency will be shortly reviewing for approval completed updates to the Housing Rehabilitation Program and will be shortly reviewing proposed updates to the Commercial Rehabilitation Program. The programs will be brought to the City Council and Redevelopment Agency for consideration during the 2011 Program Year. The Agency also initiated preparation of monthly foreclosure reports to all City operating departments in order to monitor and keep City sensitive to the implications on property conditions and blight as a result of the foreclosure activity associated with the more recent economic downturn in the residential and commercial markets. In November 2010, the City Council and Redevelopment Agency jointly-approved the Fourth Five-Year Implementation Plan for the Town Center and South Central Project Areas. The Implementation Plan includes the following: • Revisiting the goals and objectives of the Redevelopment Plan; • Defining the Agency's strategy for achieving the goals and objectives of the Redevelopment Plan; • Identifying anticipated programs, projects and estimated expenditures for the next five-year period; • Describing how these programs, projects and expenditures will eliminate blight in the Project Areas; • Demonstrating how the Agency is increasing, improving and preserving the community's supply of low and moderate-income housing; and • Identifying how residential development will be implemented in the Project Areas per the Agency's established goals and in compliance with California Community Redevelopment Law.
	• **National Pollutant Discharge Elimination System (NPDES)**: The City participates in the countywide efforts to minimize unwarranted discharge water

Table 3
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GOALS	PROGRAMS
	into the regional water system. The City requires the review and approval of a Water Quality Management Plan for applicable projects to ensure no unwarranted discharge water enters into the regional water system.
GOAL 5: Revitalize older commercial, industrial, and residential uses and properties.	• **Cultural Resources District Ordinance:** The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolition of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of twenty-three (23) Certificates were issued between January 1, 2010, and December 31, 2010.
	• **First Street Specific Plan:** At the request of the Planning Commission, staff evaluated the existing First Street Specific Plan and prepared materials for a workshop to generate Planning Commission questions, input, and comments on the matter. Following discussion at the workshop, the Planning Commission would provide input to staff as to which options should be pursued.
	• **Mills Act:** Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently fourteen (14) properties in Tustin participate in the Mills Act program.
	• **Redevelopment Agency Programs:** (See Land Use Element Goal 4 for description)
GOAL 6: Improve urban design in Tustin to ensure development that is	• **Historic Plaque Program:** The City established a plaque program to recognize historically significant structures located within the Cultural

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GOALS	PROGRAMS
architecturally and functionally compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts.	Resources District. To date, fifty (50) plaques have been assigned to structures within the District.
	• **Prospect Village:** The developer has completed construction of a mixed use development in Old Town along Main Street and Prospect Avenue that includes a 9,887 square foot two-story commercial building fronting on Main Street ("Main Street Commercial Building") and twelve (12) detached live-work residential units. All residential units have been sold and there remains only one un-leased space in the ground of the commercial building.
	• **Neighborhood Plans** (See Land Use Goal 1 for description).
GOAL 7: Promote expansion of the City's economic base and diversification of economic activity.	• **Home Occupation Ordinance** (See Land Use Element Goal 2 for description).
	• **Business License:** Issued about 5,500 business license renewals; issued 408 new business licenses (in-city); issued 155 new business licenses (out of city); collected approximately $338,000 in business license revenue. The City activated on-line payment of the business license tax to allow for easy renewals. A total of 383 Mayor's letters welcoming new businesses to Tustin were mailed out in 2010.
	• **Tustin Dining Guide:** The City partnered with the Chamber of Commerce to publish and distribute a Dining Guide to every Tustin household.
	• **Business Outreach Visits:** The City has finalized discussions with the Chamber of Commerce to begin joint business outreach visits in 2011 to 15-25 businesses vital to the Tustin economy.

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GOALS	PROGRAMS
	• **Neighborhood Plans.** (See Land Use Goal 1 for description)
	• **Access to Public Parking.** The Agency initiated discussions on design alternatives to provide additional access to public parking spaces reserved in the Steven's Square Parking Structure. In Addition, the Agency and Community Development Department are working with the City Attorney to address the current condition of the parking structure as well as on-going maintenance issues.
	• **Pacific Center East Project:** o Land Acquisitions: The City completed acquisition of approximately 10 acres necessary to support a new eastbound ramp at Edinger Avenue and the SR-55 Freeway, and the Phase 1 extension of Newport Avenue south of Edinger Avenue to Valencia. The acquisition also included acquisition of approximately 24 acres of immediately adjacent vacant properties by the City which will significantly support the expansion and diversification of the City's future economic base. Preparation of a subdivision map is nearing completion to facilitate clearer and more definitive boundaries for property to be conveyed to any future purchasers of City-owned land. o Proposed Hotel Development: The City Council has approved an Exclusive Negotiation Agreement for development of two (2) hotels and approximately 8,000 square feet of restaurant/retail/conference space on several parcels located within the Pacific Center East Project.
	• **Local Agency Military Base Recovery Area (LAMBRA).** The Agency marketed LAMBRA benefits to existing eligible tenants at Tustin Legacy (the former MCAS Tustin) for potential tax benefits.
GOAL 8: Ensure that necessary public facilities and services are available to accommodate development	• **New Library:** Construction was completed on a new 32,000 square foot library. The library is now open to the public. The library courtyard also serves as public spaces to accommodate various civic and community events.

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GOALS	PROGRAMS
proposed on the Land Use Policy Map.	
	• **Pre-application Conferences Procedures:** The City utilizes procedures for pre-application conferences and processing procedures to expedite permit processing.
	• **Permit Processing and Coordination Procedures:** The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues 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.
	• **Tustin Family and Youth Center:** In 1996, the City rehabilitated an existing commercial site to accommodate a youth center. This youth center now provides a variety of affordable youth programs to low-income residents. During the reporting period, the 15-year old playground was replaced with a new design that meets all of the updated accessibility and safety standards.
	• **Citrus Ranch Park:** The grand opening for this new 17 acre, $4.9 million park was held on February 27, 2010. Amenities include playgrounds, a picnic shelter, a plaza area, bathrooms, walking trails, a meadow area, a hilltop gazebo, parking lot and a working lemon tree orchard.
GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural environment.	• **Natural Communities Conservation Program:** The City participates in the countywide Natural Communities Conservation Program in protecting natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines.

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GOALS	PROGRAMS
	• **Park Development, Improvements and Maintenance Program:** The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. During the reporting period, the City completed the following: ▪ Installed new countertops and hardware in the Tustin Area Senior Center restrooms. ▪ Completed conference room renovations at the Tustin Area Senior Center. ▪ Worked in cooperation with the Field Services Department on resurfacing the courts, adding new perimeter windscreens and tennis court nets at the Tustin Sports Park Tennis Complex. ▪ Completed permanent paved outdoor stage extension and electrical service upgrade at Peppertree Park. ▪ Purchased and installed new informational bulletin boards at community and neighborhood park sites. ▪ Completed maintenance at the Columbus Tustin Activity Center which included adding new wallpaper on the retractable wall court divider and patching and painting the interior walls. ▪ Renovated Tustin Sports Park Baseball Diamond #2 by grading the infield area and adding new infield mix. ▪ The contract was completed for a new community park in Tustin Ranch; occupancy is expected once the landscaping maintenance period expires shortly.
GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses.	• **Meyer's Building:** The City approved a mixed use project consisting of retail, offices, and a residential unit on a vacant land in Old Town to encourage unique pedestrian environment and diverse mix of goods, services, and uses. The project is currently under construction.

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GOALS	PROGRAMS
	• **Prospect Village:** (See Land Use Element Goal 6 for description).
	• **Roma D Italia:** Façade and interior remodel of Roma D Italia restaurant in Old Town Tustin was recently completed. The new restaurant features new façade, new ADA improvements, updated dining and kitchen facilities.
	• **Dr. Mehta Building:** The City approved a Conditional Use Permit authorizing the construction of a new dental office in Old Town. The plans submitted for City's review includes a retail component which would encourage pedestrian activity in Old Town. The project is under construction.
GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses.	• **Edinger Avenue and Newport Avenue improvements within the Pacific Center East Specific Plan:** The City also has completed design improvements and acquired right-of-way for the extension of Newport Avenue and widening of Edinger Avenue consistent with the Circulation Plan identified in the Pacific Center East Specific Plan. The Edinger Avenue street widening is completed as well as the Newport Avenue realignment project south of Edinger.
	• **Pacific Center East** (See Land Use Element Goal 7 for a further description).
GOAL 12: Maintain the semi-rural and low-density character of North Tustin.	• **North Tustin:** The City would not have land use authority within the North Tustin area until these areas are annexed to the City.
GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical	• **John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue):** All 376 units are completed. • **John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue):** All 189 homes are completed. • **Columbus Square/Columbus Grove:** Approximately 1,701 permits have been issued between the two communities. 1,681 homes (units) have been approved for occupancy. The remaining communities (Ainsley Park, Mirabella and

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GOALS	PROGRAMS
importance.	Augusta) are currently underway. • **Coventry Court Senior Housing:** In 2010, the City Council approved a modification of the senior project changing the tenure from for-sale units to apartments given the market constraints in selling the original for sale units. In accordance with the change in tenure, the Agency prepared a First Amendment to the Coventry Court Housing Affordability Agreement with Lennar and developed an Affordability Regulatory Agreement for the new applicant, Tustin Coventry Seniors, LP. The Coventry Court Apartments for active seniors ages 55+ is currently under construction. This project will consist of 240 one and two-bedroom apartments with 153 of those income-restricted to Very Low, Low and Moderate Income qualifying senior households. The Redevelopment Agency has also supported a request by Tustin Coventry Seniors, LP to apply for multi-family revenue bonds through California Statewide Communities Development Authority and tax credits through the Tax Credit Allocation Committee. Tustin Coventry Seniors, LP was successful with both applications. • **South Orange County Community College District (SOCCCD):** Phase I of the SOCCCD Advanced Technology Education Park (ATEP) has been completed and is currently offering classes. The Concept Plan for Phase 3A was approved by the City on July 26, 2010, authorizing up to 305,000 square feet of educational uses. Demolition of more than 50% of the former military structures is nearing completion; demolition of the balance of the site is anticipated to commence by Spring 2011. Development plans for future phases of the site have yet to be identified or submitted to the City. • **Rancho Santiago Community College District:** The Sheriff's training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site. • **Orange County Rescue Mission's Village of Hope (Lansdowne/Valencia):** A 192-bed transitional home for the homeless at Tustin Legacy operated by the Orange County Rescue Mission is now open.

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GOALS	PROGRAMS
	• **The District at Tustin Legacy/Vestar (Barranca Parkway and Jamboree Road):** Construction of the one million square-foot Class A retail center is complete with the exception of certain adjacent infrastructure improvements; On October 21, 2010 the City and Vestar entered into a Fifth Disposition and Development Agreement (DDA) amendment and Fifth Amendment to the Infrastructure and Payment Agreement deferring the construction of certain storm drain related infrastructure improvements within Barranca Parkway and Warner Avenue from June 15, 2010 until grading activities adjacent to the site occur, but in any event no later than June 15, 2015. • **County of Orange Tustin Family Campus (15405 Lansdowne Road):** The multi-treatment campus which includes four (4) stand-alone residential homes at 4,733 square feet each; three (3) two-story residential buildings, each 8,430 square feet; a 12,224 square foot, two-story campus service center; and a 1,000 square foot maintenance building for a total of 57,446 square feet of building area with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth operated by the Orange County Social Services Agency is now open. • **Master Development Site:** The City and the former Master Developer, Tustin Legacy Community Partners, LLC (TLCP) entered into a Disposition and Development Agreement (DDA) in April 2006 which was subsequently amended in March 2007 and in June 2007. The DDA identified the terms of development of an approximate 820 acre footprint at Tustin Legacy and the City's sale of the property to TLCP, which resulted in conveyance of the first of four phases of property from the City to TLCP in 2007; however, TLCP defaulted on its obligations per the DDA, and the DDA was terminated on July 6, 2010. As a consequence, title to the Phase 1 property was transferred back to the City on August 5, 2010. The City is in the process of refinement and development of an updated Disposition and Business Strategy that will be brought back to the City Council for consideration in the

Table 3
2010 General Plan Progress Report

GOALS	PROGRAMS
	Spring of 2011. Prior to termination of the DDA, TLCP completed the following work: o Neighborhood E: Concept Plan for potential development of approximately 1,267,324 square feet of non-residential uses that encompasses Phases 1 and 2 of Neighborhood E. Phase 1 includes a total of 318,600 square feet of general office uses and 287,000 square feet of R&D flex/light industrial uses. Phase 2 includes 319,675 square feet of general office uses; 93,920 square feet of R&D flex light industrial use; 229,997 square feet of office park use; and, 18,132 square feet of neighborhood commercial (mixed use). Design Review 07-011 for Phase 1 development for nine (9) new office buildings on 29.44 acres was approved on January 18, 2008, by the Community Development Director. TLCP submitted construction of this office complex for first plan check; however, no follow up resubmittal was processed. The City has subsequently approved a Tentative Map and Final Map for conveyance purposes only for Neighborhood E. o Neighborhoods D and G: Concept plans for Neighborhoods D and G along with the associated tract map were submitted for City review but TLCP did not respond to City comments and corrections. A majority of site demolition has been completed and mass grading continued on the site until TLCP halted activity in 2009. The City is currently processing a Tentative Map and Final Map for conveyance purposes only.
HOUSING ELEMENT **The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. HCD Table C provides implementation status of programs identified in the Housing Element (Appendix A)**	

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GOALS	PROGRAMS
CIRCULATION ELEMENT **The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:**	
GOAL 1: Provide a system of streets that meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system.	• **Capital Improvement Program (CIP):** The City utilizes a seven (7) year Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. The program consists of a systematic approach to maintenance and capacity enhancements of the City's transportation system.
	• **Orange County Master Plan of Arterial Highways (MPAH):** The City has adopted the Orange County Master Plan of Arterial Highways which addresses and future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program, the City performed the following: 1. Continued design for the extension of Newport Avenue to connect with Edinger Avenue from its cul-de-sac north of the Santa Ana-Santa Fe Flood Channel. This includes a grade separation with the OCTA/SCRRA Railway. It also provides an additional major north-south link in the MPAH. 2. Continued study of alternative designs for the grade separation of Red Hill Avenue at the OCTA/SCRRA Railway for purposes of transportation

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GOALS	PROGRAMS
	efficiency and safety. 3. Construction of Tustin Ranch Road between Warner Avenue and Walnut Avenue is currently in progress completing the arterial as planned and designated by the General Plan.
GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities while minimizing the negative impacts throughout the City.	• **Truck Routes System:** The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities.
GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.	• **Regional Transportation Improvements Program:** The City works closely with the Regional Transportation Agency (OCTA), Southern California Association of Governments (SCAG), and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to increase capacity on the SR-55 Freeway, increase transportation capacity between Orange County and Riverside County, and increase North-South Transportation capacity within Orange County.
	• **Congestion Management Program (CMP):** Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts.

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	• **Local Signal Synchronization Plan (LSSP):** Under the guidelines of the OCTA Regional Traffic Signal Synchronization Program, the City has adopted a Local Signal Synchronization Plan (LSSP) that supports a multi-agency, corridor-based approach to optimize traffic signal timing. By adopting the LSSP, the City may now participate in the Regional Traffic Signal Synchronization Program known as Project P. Under Project P traffic signal equipment upgrades, interconnect cable and coordination can be funded from Measure M2 with a twenty percent local match.
GOAL 4: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.	• **Traffic Signal Coordination Program:** The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions and Caltrans to facilitate the orderly progression of regional traffic.
	• **Traffic Signal Installations and Modifications:** The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. The Public Works Department regularly implements traffic signal timing modifications to respond to variations in traffic volumes and patterns. The City recently installed a modified traffic signal Prospect Avenue/Beneta Way and Amaganset Way.
	• **Commuter Rail Station:** The City has constructed a MetroLink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. In cooperation with the City, OCTA recently completed design and commenced construction of a parking structure to accommodate parking demands as MetroLink service expands. The City is also working with the OCTA under its GO LOCAL program to enhance transit service

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GOALS	PROGRAMS
	to the station, which could include a bus service to Old Town Tustin and the Civic Center.
	• **Staggered Work Hours:** The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours.
GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel.	• **Bus Service:** The City works closely with OCTA to provide local and express bus service to the community. The City continued a cooperative effort with designs to enhance ADA access to bus stops. Under the OCTA, GO LOCAL program, the City of Tustin is studying enhanced transit access to the Tustin Rail Station. Also, local circulations (possibly in the form of a "trolley") will be studied to enhance transit access to various areas if the City.
	• **Bus Shelters and Bus Bench Program:** The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities become available for their implementation.
	• **Bus Turnouts:** The City reviews development plans and identifies locations for the installation of bus turnouts on arterial roadways. It also ensures bus turnouts are included where applicable on new roadway construction and widening. The City continues to coordinate the design and implementation of new bus turnout locations at Tustin Legacy with OCTA and the development community.
	• **Pedestrian Path between Dow Avenue and Metrolink Station:** The pedestrian path connecting industrial business complex to Metrolink Station designed and constructed by the Orange County Transportation Authority is complete. The pedestrian path is now open to commuters working within the adjacent industrial park. The path features new LED street lighting.

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GOALS	PROGRAMS
GOAL 6: Increase the use of non-motorized modes of transportation.	• **Regional Hiking and Biking Trail System:** The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths.
	• **Orange County Master Plan of Bikeways:** The City supports and coordinates the development and maintenance of bikeways in conjunction with the Orange County Master Plan of County Bikeways. The City continues to coordinate the design of a Class I Trail on Barranca Parkway between Tustin Ranch Road and Red Hill Avenue. Construction of the Class I trail between Jamboree Road and Tustin Ranch Road was completed.
GOAL 7: Provide for well-designed and convenient parking facilities.	• **Parking Facilities:** Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities and other provisions to improve the effectiveness of City parking codes and ordinances. Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities. In cooperation with the City, OCTA recently completed design and commenced construction of a parking structure to accommodate parking demands as MetroLink service expands. The new parking structure at the MetroLink station will accommodate 825 parking spaces.
	• **Development Review and Parking Requirements:** The City monitors development to ensure sufficient off-street parking for all land use decisions.
GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and area wide basis.	• **Measure M and Proposition 111:** The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M and Proposition 111.
	• **Transportation System Improvement Program (TSIP):** The City requires

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	participation in applicable transportation fees in the TSIP areas, which enables transportation improvements to be funded on a fair share basis by the development community.
	• **Major Bridge and Thoroughfare Fee Program:** The City requires and collects applicable fees from development to provide for regional transportation improvements through this program.
CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT **The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population.** **Air quality has been included as a sub-element to the Tustin Conservation/Open Space/Recreation Element. The purpose of the Air Quality Sub-element is to reduce current and projected emission levels through stationary source control measures; mobile source, transportation and land use control measures; and energy conservation measures. The following is a listing of all Conservation/Open Space/Recreation Element goals and implementation measures:**	
GOAL 1: Reduce air pollution through proper land use, transportation, and energy use planning.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance.	
GOAL 3: Reduce particulate emissions to the	• **Regional Transportation Improvements Program** (See Circulation Element

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GOALS	PROGRAMS
greatest extent feasible.	Goal 3 for description)
	• **AB 2766 Subvention Funds:** Through the use of the AB 2766 subvention funds, the City purchased an alternative fuel sweeper.
GOAL 4: Reduce emissions through reduced energy consumption.	• **Regional Transportation Improvements Program** (See Circulation Element Goal 3 for description)
	• **Energy Efficiency Rebate Program:** The Building Division with Public Works Department obtained approval of $70,000 for reimbursement of permit and plan check fees of improvements that meet the energy savings standards. Aside from residential energy efficiency improvements, Ricoh Inc. and Costco completed the installation of solar panels reducing emission through reduced energy consumption.
GOAL 5: Protect water quality and conserve water supply.	• **National Pollutant Discharge Elimination System (NPDES):** (See Land Use Element Goal 4 for description) • **Citrus Ranch Park Irrigation Control:** The newly opened (February 2010) neighborhood park features an automated reclaimed water system controlled by a computerized weather station which will ensure the efficient use of water resources for the entire park site, including the lemon tree orchard. • **Water Efficiency Ordinance:** In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. • **Water Quality Inspections:** In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 108 Water Quality inspections on

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	commercial and industrial sites throughout the City. • **Water Conservation Programs:** The following are activities undertaken during 2010: ✓ Water Audit program for large residential properties who wish to get a custom water use assessment. ✓ Various rebate programs such as: SmarTimer(irrigation timers), High Efficiency Toilet, High Efficiency Clothes Washer Program, Rotating Nozzle, Commercial Plumbing Fixture Rebate ✓ Education: Yearly water education poster and slogan contest for Tustin Unified School District and Water Hero. The Public Works Department also participated in the Tustin Tiller Day by providing educational materials at the information booth.
GOAL 6: Identify, designate, and preserve significant or unique riparian habitats.	• **Natural Communities Conservation Program** (See Land Use Element Goal 9 for description)
GOAL 7: Conserve and protect natural plan and animal communities.	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils.	• **Hillside Review Procedures:** (See Housing Element Goal 6 for description)
GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance	• **Citrus Ranch Park:** (See Land Use Element Goal 8 for description)

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GOALS	PROGRAMS
between current market forces and long-term community values.	
GOAL 10: Reduce solid waste produced within City.	• **Source Reduction Recycling Element:** The City attained the state required 50 percent waste diversion in 2006. The City has implemented a new solid waste contract and new commercial and multifamily programs which have significantly increased the City's recycling rate.
	• **Recycling and Waste Management Plan:** The City requires project applicants to demonstrate the availability of recycling facilities for project sites. The City also requires all construction and demolition project applicants valued at $50,000 or more to submit a Waste Management Plan which demonstrates 50 percent recycling prior to issuance of a building or demolition permits.
	• **New Solid Waste Contract:** The City implemented a new solid waste contract in 2007 which significantly increased recycling requirements. The contractor now recycles at least 50% of the waste collected in the City
	• **Household Hazardous Waste:** The City encourages residents to utilize the County's free Household Hazardous Waste (HHW) facilities to dispose of Electronic Waste, Universal Waste, Household Chemicals, Paints and Pesticides. The City's waste hauler collects certain materials for a free and others for a fee. The City conducts a free annual HHW collection event for residents.
GOAL 11: Conserve energy resources through use of available energy technology and conservation practices.	• **Conservation of Energy within City's Parks:** The Parks and Recreation Department monitors the sports field lighting and tennis court lighting usage within city parks with schedules, timers and on-site personnel.
	• **Senior Center Exterior Lighting:** As part of the an exterior lighting project at the Tustin Area Senior Center, the 20-year old parking lot lights were replaced with new energy efficient LED fixtures.

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GOALS	PROGRAMS
	• **LED Traffic Signal Program:** The City replaced red and green traffic signal lights with LED's (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per hour per year. All existing signals have been replaced and only LED's are installed at new traffic signals.
	• **Solar Panels:** During the reporting period, the City issued twenty-three (23) solar panel permits.
	• **Energy Efficiency Rebate Program:** (See Conservation, Open Space, and Recreation Element Goal 4 for description)
	• **Water Conservation Programs:** (See Conservation, Open Space, and Recreation Element Goal 5 for description)
GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features.	• **Historic Plaque Program:** (See Land Use Element Goal 6 for description)
	• **Cultural Resources District Ordinance:** (See Land Use Element Goal 5 for description)
	• **Mills Act:** (See Land Use Element Goal 5 for description)
GOAL 13: Preserve Tustin's archeological and paleontologic resources.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
GOAL 14: Encourage the development and maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of	• **Citrus Ranch Park**: (See Land Use Element Goal 8 for description) • **Park Improvement Plan -** Staff worked with the Community Services Commission to update the seven year capital improvement program to help guide the park related efforts of the Parks and Recreation Department.

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GOALS	PROGRAMS
existing and future residents in the City of Tustin.	• **Fields Usage:** The Parks and Recreation Department conducted two youth sports field allocations meetings (June and December 2010) to ensure equitable and balanced field usage by local leagues and programs. • **Playgrounds** – The playground equipment at three locations were completely replaced. The Tustin Youth and Family Center opened their new playground in September 2010, Laurel Glen Park's opened in October 2010 and Magnolia Tree Parks was finished in November 2010. • **Tustin Legacy Park** – Staff continued to work with the landscape architectural firm (MIG) to identify site related issues and continue moving forward to complete the master plan for the park.
	• **MCAS Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Park Development, Improvements, and Maintenance Program**: (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System**: (See Circulation Element Goal 6 for description)
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)
GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities.	• **MCAS Tustin Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 16: Provide a range of informal opportunities and organized	• **Events** – The Parks and Recreation Department produced several free community events at various locations around Tustin; "Spring Egg Hunt" at

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GOALS	PROGRAMS
recreational, cultural, sports, and life enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in leisure activities.	Columbus Tustin Park, "Youth Track Meet" at Tustin High School, "Cinco de Mayo" celebration at the Tustin Family and Youth Center, "Street Fair and Chili Cook off" in Old Town, "Concerts in the Park" series at Peppertree Park, "Movies in the Park" series at various park sites, "July 4th Celebration and Fireworks show" at Tustin High School, "Broadway in the Park" at Peppertree Park, "Tustin Tiller Days and Parade" at Columbus Tustin Park, "Old Town Art Walk" in Old Town Tustin, "Halloween Howl" at the Columbus Tustin gymnasium and "Christmas Tree Lighting" at the Library Courtyard. • **Recreation programs and camps -** The City's Park and Recreation Department coordinated many recreation programs benefiting residents such as a pre-school, summer youth and teen day camps, sports camps, senior programs, holiday programs, teen dances, adult sports, and after-school programs. • **Educational classes and life enrichment -** During the reporting year, the Parks and Recreation Department coordinated a variety of educational, sports, fitness and special interest classes for all ages. Tustin Area Senior Center opportunities included a vast array of classes and activities in areas such as computers, personal enrichment, fitness and health and wellness. Other life enrichment activities included excursions, seminars and social events. The Tustin Family Youth Center continued offering a variety of human services in addition to a recreational pre-school, after-school program, two summer programs and ongoing English as a Second Language (ESL) classes. New for this past year was a Mommy and Me Early Stimulation program for mothers and their babies (12-24 months). New programs and classes made available to the Tustin community through the quarterly Tustin Today publication include: Little Golf, Yoga in the Park (Hill Top

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	Gazebo), Toddlers Love Music, Youth Volleyball Skills, Winter Tennis Camps, Hula and Taiko Drumming. • **Senior Center Programs** – The Tustin Area Senior Center opportunities included the following: A Wii Fit program through a grant from the Tustin Community Foundation, an expanded monthly birthday program through a variety of community sponsorships, the expansion of the table tennis program to three days each week. • **Tustin Family Youth Center Programs -** The Tustin Family Youth Center added the following programs this past year: "Lean Start", is a parenting class focused on providing ideas on low cost nutritional meal planning was offered in partnership with the Boys and Girls Club. "Moms Orange County" is a free parenting class for mom and children up to two years of age featuring games, songs, exploration, gymnastics and stimulation exercises. The "English as a Second Language" (ESL) classes that were formerly offered by the Tustin Unified School District Adult Education Program, have continued but are now coordinated by Parks and Recreation Department staff. • **Other New Programs -** New programs and classes made available to the Tustin community through the quarterly Tustin Today publication include: Yoga for Kids with Autism, Teen Yoga, Box Lacrosse League, Shake it, Shake it Tennis Fitness, Learn and Play Golf, Skateboarding, Anime Art and Parent and Me Spanish. In addition, a series of band and orchestra classes in the Afterschool Music Program were offered in cooperation with the Tustin Unified School District and the Tustin Public School Foundation.
	• **Tustin Family and Youth Center:** (See Land Use Element Goal 8 for description)
	• **CDBG, HOME, and other State and Federal Programs:** The City allocated $131,328 of CDBG grants in FY 2010-2011 to non-profit organizations carrying out public services activities.

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GOALS	PROGRAMS
	• **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values are not unreasonably preempted, compromised, or prevented by neglect or short-term considerations.	• **Tustin Area Senior Center:** Over this past year several facility improvement projects were completed: A new HVAC system was installed and the roof was replaced, the wood floor in the auditorium was replaced, the divider walls were all resurfaced, and the facing of the cabinetry and doors throughout the facility was replaced. The parking lot lights were also replaced and additional outdoor lighting was installed to increase safety and visibility around the perimeter of the facility. • **Tustin Sports Park:** Soccer fields were closed down for re-seeding as part of the annual maintenance program. • **Columbus Tustin Activity Center:** The roof and HVAC system was replaced this past year and the wood floors in gymnasium and classrooms were resurfaced as a part of the biannual maintenance program. • **Tustin Family Youth Center:** (See Land Use Element Goal 8 for description) • **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	• **Park Development, Improvements, and Maintenance Programs:** (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description).
GOAL 18: Ensure that the recreational goals and policies are pursued and	• **Strategic Plan:** Parks and Recreation Department staff continued to operate under the new Mission, Vision and Values Statement to establish a positive and

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GOALS	PROGRAMS
realized in an organized, incremental, and cost-effective manner and consistent with the City of Tustin's financial resources and legal authorities and the appropriate responsibilities of other agencies, the private sector, and individual and group users.	productive, service orientated work environment which will lead to a high level of customer satisfaction. During the reporting period the Parks and Recreation Department: o Parks and Recreation Department staff continued to operate under the new Mission, Vision and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction. o Conducted mid-year budget staff meetings to evaluate and review department budget status. o Organized and presented a comprehensive department in-service staff meeting to review policies and set goals for the summer season. o Constructed event promotional materials and secured corporate sponsors to provide financial donations to major special events. o Prepared and adopted parks and recreation budget and position control documents. o Conducted weekly staff meetings through-out the year to discuss and ensure department goals are realized in an organized and cost-effective manner. o The Parks and Recreation Department participated on the Police Department's Neighborhood Improvement Task Force (NITF) which was designed to open communication between departments and improve the quality of life in Tustin.
	• **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)

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GOALS	PROGRAMS
PUBLIC SAFETY ELEMENT **The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:**	
GOAL 1: Reduce the risk to the community's inhabitants from flood hazards.	• **National Flood Insurance Program:** Disseminate flood zone information to the public and participate in the National Flood Insurance Program. The City is currently in the process of updating the City's code related to flood plain management.
	• **Hazard Mitigation Plan**: The City analyzed the potential risks and identified mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan was considered by the City Council in the 2009 and approved by the City Council in June of 2009.
	• **Emergency Exercise:** City staff completed an emergency exercise in November 2010 that focused on City's response during a flood emergency.
	• **Emergency Plan:** City staff recently completed a new All Hazards Emergency Plan which identifies the functional responsibilities of City staff during an emergency and complies with the requirements of the National Response Plan, the National Incident Command System and the California Standardized Emergency Management System.
GOAL 2: Minimize risk from upstream dam failures.	• **Flood Control:** The City coordinates with the County on all flood control related issues.

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GOAL 3: Reduce the risk to the community from geologic and seismic hazards.	• **Hazard Mitigation Plan**: (See Public Safety Element Goal 1 for description)
GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes.	• **Fire Service Contract:** The City contracts with the Orange County Fire Authority to provide fire services which include review of any development proposals and business operation that involve hazardous materials and waste to ensure the safety of the Tustin residents. OCFA is currently updating the 2008 Hazardous Materials Area Plan. • **Fire Station:** The City and Redevelopment Agency staff continued to work with OCFA staff and a design consultant in design the future Tustin Legacy Fire Station at 15011 Kensington Park Drive to replace the existing Fire Station #37 located at 14901 Red Hill Avenue.
GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions.	• **Fire Service Contract:** (See Public Safety Element Goal 4 for description)
GOAL 6: Stabilize demand for law enforcement services.	• **In-Building Public Safety Radio System Coverage:** The City adopted new regulations requiring builders, owners, and developers of non-exempted new and planned construction of dense buildings and subterranean structures to field radio test and to install in-building coverage systems in areas of those buildings that impede effective public safety radio communications.
GOAL 7: Minimize the level of danger to life and property from air operations accidents.	• **Emergency Exercise:** While City has a very limited role in aircraft operations, the City's Emergency Response staff continues to develop and participate in multi-hazard exercises to improve the City's response abilities/preparedness to include a variety of disaster scenarios.
GOAL 8: Improve the City's ability to respond to natural and man-made emergencies.	• **Hazard Mitigation Plan**: (See Public Safety Element Goal 1 for description)

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GOALS	PROGRAMS
	• **Emergency Plan:** (See Public Safety Element Goal 1 for description)
GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster.	• **Flood Control:** (See Public Safety Element Goal 2 for description).
NOISE ELEMENT **The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:**	
GOAL 1: Use noise control measures to reduce the impact from transportation noise sources.	• **John Wayne Airport Noise Monitoring Program:** The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise levels are within the Community Noise Equivalent Level (CNEL). • **Discretionary Actions:** Through review of development proposals, the City requires noise attenuations on projects affected by transportation noise sources including freeway related noise (see Land Use Element Goal 1 for description of discretionary actions).
GOAL 2: Incorporate noise considerations into land use planning decisions.	• **John Wayne Airport Noise Monitoring Program:** (See Noise Element Goal 1 for description).
	• **Discretionary Actions:** (See Noise Element Goal 1 for description)
GOAL 3: Develop measures to control non-transportation noise impacts.	• **Property Maintenance Equipment Noise Ordinance:** The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours.
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)

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GROWTH MANAGEMENT ELEMENT **The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures:**	
GOAL 1: Reduce traffic congestion.	• **Growth Management Area Program:** The City participates in inter-jurisdictional coordination in addressing infrastructure concerns and in implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRA Railway grade separation (planning stage), Seventeenth Street over crossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (construction stage). All of the above projects improve inter-jurisdictional traffic flow and roadway capacity.
	• **Traffic Signal Coordination Program:** (See Circulation Element Goal 4 for description).
GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City.	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Area (GMA) Program:** (See Growth Management Goal 1 for description).
	• **Regional Transportation Improvements Program:** (See Circulation Element Goal 3 for description).
	• **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).
	• **Congestion Management Program:** (See Circulation Element Goal 3 for

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GOALS	PROGRAMS
	description).
GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion.	• **Southern California Association of Governments (SCAG):** The City is a member of SCAG and participates in the regional planning for the southern California area. During the reporting period, Councilman John Nielsen served as the SCAG Regional Council. • **Orange County Transportation Authority:** The City works closely with the Orange County Transportation Authority (OCTA) to implement regional transportation improvements and minimize impacts to Tustin. • **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).
	• **Regional Transportation Improvements Program:** (See Circulation Element Goal 3 for description).
	• **Congestion Management Program (CMP):** (See Circulation Element Goal 3 for description).
	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Areas (GMA) Program:** (See Growth Management Element Goal 1 for description).
GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin.	• **Jobs and Housing Balance:** Through the Community Redevelopment Agency, the City strives to strengthen the economic base of the City by stimulating new investments and economic growth, create employment opportunities, and expand, preserve, and improve the City's supply of housing available to low- and moderate- income persons and families.

APPENDIX A

HCD FORMS
(Government Code Section 65400)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City Of Tustin

Reporting Period 12/01/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Ainsley Park	2-4	O				16	16				
Camden	5+	O	1	1		4	6		RDA	Inc	
15600 Williams St.	2-4	R			2		2				rental rates
Verandas	SF	O				4	4				
Cottages	5+	R			33		33				rental rates
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			1	1	35	24	61				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City Of Tustin

Reporting Period 12/01/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			1	1	
(2) Preservation of Units At-Risk		145	132	277	Continued Monitoring
(3) Acquisition of Units				0	
(5) Total Units by Income	0	145	133	278	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City Of Tustin

Reporting Period 12/01/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	512	8	32	196	90	1					327	185
	Non-deed restricted												
Low	Deed Restricted	410	11	37	8	9	1					66	344
	Non-deed restricted												
Moderate	Deed Restricted	468	15	42	6	7	35					105	363
	Non-deed restricted												
Above Moderate		991	261	464	205	190	24					1,144	-153
Total RHNA by COG. Enter allocation number:		2,381	295	575	415	296	61					1,642	739
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Goal 1: Adequate Housing Supply				
1.1 Available Sites Continue to utilize Planned Community Districts and Specific Plans to authorize and encourage mixed-use developments. (See Zoning Studies Program). Housing Element Policies: 1.1, 1.8, 1.11	Community Development Department, Redevelopment Agency, City Council	Assist in the development of new affordable owner and rental housing through development in MCAS – Tustin and infill areas. The City supports applications for the creation of new mixed-use developments particularly when the projects involve affordable housing	On-going	**On-going** **Affordable Housing at Tustin Legacy:** The City has entered into agreement with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan as follows: Tustin Field I: completed 22 Very Low 22 Low 44 Moderate 298 Upper Income Tustin Fields II: Completed 11 Very Low 10 Low 19 Moderate 149 Upper Income Columbus Square: 61 Very Low 125 Low 80 Moderate 836 Upper Income Columbus Grove 12 Very Low

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
				30 Moderate 398 Upper Income Master Development Footprint: 126 Very Low 95 Low 232 Moderate 1652 Upper Income **New Housing:** The City granted entitlements to Nevis Homes for the construction of ninety-three (93) condominium units. However, due to the slowdown in the economy, this project has been converted to rental units. The City also granted entitlements to Prospect Village LP for the construction of twelve (12) live/work units in Old Town Tustin (See Land Use Goals and description of the Prospect Village project which has been completed).
1.2 Mobile Homes Continue to maintain the City's mobile home park zone and process conditional use permit applications as received for manufactured homes. Housing Element Policies: 1.1, 1.3	Community Development Department, City Council	The City will continue to maintain the existing mobile home park zone.	Process applications as received in a timely manner	Continues to maintain existing mobile home parks. During the reporting period, no application for a mobile homes or manufactured homes was received.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.3 Secondary Residential Units Continue to provide opportunities for affordable secondary residential dwelling units in the Single-family Residential District lots where feasible through existing Zoning Ordinance provisions. Housing Element Policies: 1.1, 1.7, 1.13	Community Development Department, City Council	The City has updated its Zoning Code to allow second units to be developed within Single Family zoned properties without the need for any discretionary actions. During the planning period, five (5) second units are anticipated.	Process applications as received in a timely manner	On-going. No second unit was processed in 2010
1.4 Deed Restrictions Require appropriate deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public or Redevelopment Agency funds as may be legally required. Housing Element Policies: 1.1	Community Development Department, Redevelopment Agency, City Council	All affordable housing created during the planning period will be required to record deed restriction to ensure continued affordability for a minimum of 45 years.	Include conditions of approval at entitlement and requires recordation of deed restriction prior to issuance of Certificate of Occupancy for affordable units.	On-going. During the reporting period, the City entered into a Regulatory Agreement on the Coventry Court senior housing project to provide 153 affordable apartment units at Tustin Legacy for a period of 45 years.
1.5 Pre-application Conferences Continue to utilize procedures for pre-application conferences and processing procedures to expedite permit processing. Housing Element Policies: 1.11	Community Development Department	Continue	On-going	On-going
1.6 Permit Processing for Low- and Moderate Income Housing Ensure that processing of permits for low-	Community Development	Continue	Process application in a timely manner	The City prioritized permits for Coventry Court senior affordable rental project by fast tracking the permitting and inspection process.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
and moderate-income housing are fast-tracked with low- and moderate-income housing permits being given priority over other permit applications. Housing Element Policies: 1.11				The project is currently under construction.
1.7 Permit Coordination 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. Housing Element Policies:.1.11	Community Development	Processing of approximately 10 new residential projects annually, 50 projects by 2014	By 2014	Processed 8 new residential projects and 148 residential additions and alterations in 2010.
1.8 New Owner Housing using Tax Increment Financing Provide housing set-aside tax increment funds generated from the Redevelopment Projects, where available, to assist in providing housing accommodations for low- and moderate-income households in new construction projects. Housing Element Policies: 1.6, 1.12, 3.2, 4.2	Redevelopment Agency	Assist 79 units by 2014	By 2014	Planning studies in process to encourage this activity.
1.9 Housing for the Disabled Require new multi-family housing units and apartment conversions to condominiums to comply with State specifications pursuant to	Community Development Department	Refer individuals to agencies providing supportive housing that accommodates independent living. Add procedures and/or undertake	On-going; implement requirements of SB 520 on continuous	On-going.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
SB 520 for accommodation of the disabled. The City will conduct analysis, add procedures, and/or undertake appropriate amendments to existing standards and complying with Chapter 11 of the California Building Code (requires portion of multi-unit dwellings to be accessible dwelling units) to ensure accommodation for the disabled. Housing Element Policies: 1.13, 1.15		appropriate amendments to existing standards to ensure compliance with SB 520.	basis.	
1.10 Transitional Housing Encourage the continuation of the Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children. These homes are located in single-family neighborhoods and provide a much-needed service for homeless women and children. In addition, explore additional program options to assist in the provision and funding for other programs such as transitional housing and single room occupancy housing. Housing Element Policies: 1.15, 1.16	Various Non-Profit Organizations, Redevelopment Agency, Community Development Department	• Promote, assist, and facilitate the development of emergency and transients' shelters through continued support of the County Homeless Assistance Program • Support local agencies that provide homeless services by providing financial assistance of approximately $5,000-$10,000 annually. • Consider the adoption of a Single Room Occupancy Ordinance to facilitate the development of SRO units.	On-going assistance to local non-profits and adopt of SRO Ordinance by 2014.	On-going assistance. During the program year, the City allocated $15,000 of CDBG funds to assist organizations that provide services to homeless individuals.
1.11 Temporary Housing for Homeless The City will also support countywide efforts to assist approved homeless	County of Orange, Redevelopment Agency	• Provide 192 emergency housing units to single men and women at Tustin Legacy (Orange	The MCAS Tustin Specific Plan provided sites and	**Transitional Homes:** The following are transitional homes that have been provided at Tustin Legacy.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
providers as part of the MCAS Tustin Reuse effort. Housing Element Policies: 1.14, 1.15		County Rescue Mission). • The City plans to assist 200 individuals by means of integrating counseling, education, job-training and other techniques to stop the cycle of homelessness. • Provide 24 units of transitional housing for families (operated by Salvation Army) • Provide 6 units of transitional housing for women and children (operated by Human Options-Dove Housing) • Provide 6 units- in long-term 12-24 months-transitional housing for families with children (operated by Orange Coast Interfaith Shelter) • Provide 14 units of transitional housing to families with children who are homeless due to a short or temporary financial hardship (operated by Families Who Care, formerly Irvine Temporary Housing) • Provide for a 60-unit expansion of Orangewood Transitional Housing for children (operated	designated land uses to accommodate the identified homeless needs. As a result the following have been accomplished: The 192 emergency housing to be operated by the Rescue Mission was recently completed in 2008. A total of 48 transitional homes were conveyed to Salvation Army, Human Options, Orange Coast Interfaith Shelter, and Irvine Temporary Housing at no costs before 2008. The City approved an increase in the capacity for the Orange County Social Services (Orangewood) from 60 beds to 90 beds. The project is	o Construction of a 192 beds at the Village of Hope operated by Orange County Rescue Mission completed and City conveyed the approximate 5 acre property to the OC Rescue Mission at no cost. - completed o 6 new units at Tustin Field I to Salvation Army provided at no cost. - completed o Acquisition of 16 units in Buena Park for the Salvation Army completed. The City assisted in acquisition and contributed grant funds to acquire the units at no cost to Salvation Army. - completed o 14 new units, in coordination with the City of Irvine, obtained by Tustin and conveyed to Irvine Temporary Housing at the Columbus Grove project in Irvine at no cost to Irvine Temporary Housing. - completed o 6 new units at Columbus Grove to Human Options at no cost. - completed o 6 new units at Columbus Grove to Orange Coast Interfaith Shelter at

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
		by the County of Orange)	currently under construction. The City through CDBG funds would provide assistance to support non-profit organization annually.	no cost. – completed In addition, $15,000 of CDBG funds was allocated to non-profit organizations assisting homeless individuals.
1.12 Implementation Program The Redevelopment Agency will review Implementation Plan for each project area and Comprehensive Housing Affordability Strategy as required by Redevelopment Law and adjust as necessary. Housing Element Policies: 1.12, 3.2	Redevelopment Agency	Review within legal time frames	• Mid-review of the Town Center and South Central Redevelopment Project areas Third Five Year Implementation Plan (FY 2205-06 to FY 2009-10) was completed in June 2008 • Five–year review of the Town Center and South Central Redevelopment Project areas Implementation Plan (Fiscal Years 2005-2006 to 2009-2010) to be	Completed review of Implementation Plan in November 2010 The Redevelopment Agency continues to monitor opportunities to achieve the goals outlined in the Six-Year Capital Plan of the 2008-09 to 2017-18 Comprehensive Affordable Housing Strategy.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
			completed in 2010 • The Second Five-Year Implementation Plan (FY 2008-09 through FY 2012-13) for the MCAS Tustin Redevelopment project area was adopted by the City Council and Redevelopment Agency on August 15, 2008 • The City adopted a Comprehensive Housing Affordability Strategy in conjunction with the housing element in June 2008.	
1.13 Housing Opportunities for all Economic Segments Monitor the implementation of the affordable housing program adopted as a part of the East Tustin Specific Plan. Housing Element Policies: 1.1, 1.8, 1.9, 1.10	Private Developers in East Tustin, Community Development Department	Monitor 177affordable units in East Tustin	The City will initiate negotiation with property owners prior to expiration date of the affordable covenants of the 174 affordable	The City has initiated contact and currently in negotiation with the Irvine Company.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
			units in East Tustin in May 2012.	
1.14 Bonding Programs Issue Redevelopment tax-exempt bonds, as necessary, to accomplish Five-Year Quantified Objectives with such issuance conditioned on having projects ready to move forward. Also utilize other 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. Housing Element Policies: 1.12, 3.3	Redevelopment Agency	Complete analysis of available programs on as needed basis.	On-going	On March 2, 2010, $26,170,000 in Tax Allocation Housing Bonds, Series 2010 were issued by the Redevelopment Agency to finance low- and moderate-income housing activities throughout the city, and in particular, to support housing activities in the Town Center, South Central and MCAS Tustin Project Areas and existing debt obligations for housing affordability projects.
1.15 Economic Integration within Sphere of Influence Request that the Orange County Planning Commission and the Environmental Management Agency (EMA) notice the City of Tustin of any proposed development activities within Tustin's sphere of influence. Housing Element Policies: 1.1, 1.4, 1.5	County of Orange	Ongoing request to both agencies.	On-going	On-going
1.16 Senior Citizen Housing Continue to identify sites that are suitable for senior citizens housing projects. These sites will be promoted for private development and applications will be made	Redevelopment Agency; Community Development Department	Preservation of 100 at-risk units at Tustin Gardens.	The City monitors the project on on-going basis.	Maintaining contact with Tustin Gardens and monitoring affordability.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report - Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
for any available subsidy funds. Housing Element Policies: 1.1, 1.13, 1.15				
1.17 Senior Services Program Develop a comprehensive transportation program, case management, information and referral, and shared housing program. Housing Element Policies: 1.15, 2.3	Parks and Recreation Department	Assist 850 elderly annually	On-going	On-going
1.18 Recycling Single-Family Uses in R-3 Zones Into Multiple-Family Units Continue to encourage developers to consolidate individual lots into larger cohesive developments. Density bonuses may be considered as an incentive to consolidate lots. Housing Element Policies: 1.11	Community Development Department	Eight (8) housing units are anticipated	Support application as received	Continues support of application as received.
1.19 Ongoing Review of Housing Element Programs 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	Prepare Annual Report to the Planning Commission and the City Council annually.	Submit Annual Report to HCD by April 1 each year.	The City submitted annual reports to HCD every April 1st. This Annual Report will be submitted to HCD by April 1, 2011.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report - Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Housing Element Policies: all policies				
1.20 Consolidated Plan The City of Tustin shall prepare an update of the Consolidated Plan that provides a comprehensive assessment of housing needs, a housing development plan incorporating Federal, State and local public and private resources, and a one-year implementation plan. Housing Element Policies: 1.15, 1.16, 1.18, 2.1, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5	Community Development Department	Prepare Consolidated Plan in 2010 Prepare Action Plan annually	Prepare Consolidated Plan in 2009 Prepare Action Plan annually	City Council adopted 2010-2015 Consolidated Plan and 2010-2011 Action Plan in 2010.
1.21 Zoning Studies To facilitate the new construction goals of the 2007 Regional Housing Needs Assessment, the City intends to undertake zoning studies to consider new programs to encourage and promote affordable housing and recommend appropriate amendments for actions by the Planning Commission and the City Council. These studies include: (1) Creation of zoning provisions which will accommodate mixed uses in portions of the City, particularly in the Old Town Commercial Area; (2) Examine potential increases in residential density as part of the "Town Center-A new Beginning" implementation study as it specifically	Redevelopment Agency and Community Development Department	Initiate Zoning Studies and complete any proposed amendments Adopt Reasonable Accommodation Ordinance.	Initiate Zoning Studies by 2008 and complete any proposed amendments in 2009-2010. In 2009-10, the City will complete zoning study and potential proposed amendments to the Zoning Code and General Plan to accommodate implementation of the plan which includes the	In 2008, the City completed the Market Analysis and conducted community meetings to gather input for the opportunity sites (Town Center A New Beginning). The Study was completed in the fall of 2010. Beginning In FY 2010-11, the City will prepare potential proposed amendments to the Zoning Code and General Plan to accommodate implementation of the recently completed Town Center New Beginnings Study. The amendments will provide opportunities for increased residential density and mixed use development in a number of locations including, but not limited

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
impacts the Center City Study Area (a portion of which is within the Town Center and South Central Redevelopment Project Areas), the Southern Gateway Study Area (a large portion of which is within the South Central Project Area), and the West Village Area generally located west of the SR-55 Freeway between McFadden Avenue and Main Street to assist the City in accommodating its housing needs; (3) Provide relaxation of certain development standards and incentives for projects which include affordable housing units particularly housing units for the extremely-low income upon City Council's approval; (4) Provide a process for individuals with disabilities to make requests for reasonable accommodation to relief from various land use, zoning, or other building rules, policies, and/or procedures of the City. Housing Element Policies: 1.1, 1.11			rezoning of the opportunity site located at Sixth and "B" Street. The rezoning of the opportunity site at Sixth and "B" Street would set aside 4.2 acres for residential uses permitting owner-occupied and rental multifamily uses by rights. This site will be zoned with a minimum density and development standards that permits at least 16 units per site at a density of at least 20 units per acre. Adopt Reasonable Accommodation Ordinance by end of 2009.	to, a potential site located at Sixth and "B" Street. The rezoning of the opportunity site at Sixth and "B" Street would set aside 4.2 acres for residential uses permitting owner-occupied and rental multifamily uses. This site will be zoned with a minimum density and development standards that permit a density of at least 20 units per acre. The City finalized a Final "Strategic Guide for Development" report for "The Neighborhoods of Tustin Town Center New Beginnings" study. Staffs are now beginning implementation activities including the preparation of General Plan amendments and major zoning modifications, including new development standards and any necessary environmental impact analysis and documentation and other activities related to implementation of the study. Drafts Reasonable Accommodation Ordinance has been completed pending final review by the City Attorney.
1.22 Private Streets The City of Tustin has adopted standards for	City of Tustin	Continue	On-going	On-going

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
private streets in new residential developments. To reduce construction costs, developers may be permitted to install private rather than public streets, wherever feasible. Housing Element Policies: 1.17				
1.23 Building Codes The State of California has determined that the over-riding value is the protection of the health and safety of residential occupants. Continue to adopt the Uniform Building Code pursuant to the state directives and where local amendments are proposed to reflect local climatic, geologic or topographic conditions, and minimize, wherever possible, impacts on provision of housing. Housing Element Policies: 5.4	City of Tustin, Community Development Department	On-going	On-going	On-going
1.24 Site Improvements The requirement for the developer to construct site improvements often result in passing these costs on the housing consumer. These costs are reflected in the cost of housing that eliminates an even greater proportion of the population from financially qualifying for the purchase of housing. The financing of public improvements by a special assessment district or community facility district on a	Community Development Department, Redevelopment Agency	Evaluate the use of special assessment district funding at the MCAS-Tustin and its use in other developing areas.	On-going. As development progresses at the MCAS Tustin, the City will evaluate financing mechanism to fund infrastructure improvements.	On-Going; Bonds were issued for a Community Facilities District Annexation Area at Tustin Legacy in the fall of 2010. Additional efforts will continue to be on-going.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report - Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
per parcel benefit basis may enable a greater proportion of the market to qualify for housing. Assessment district financing has been implemented in the East Tustin area and is being used to pay for public improvements. The City will assess opportunities to utilize these public improvement financing techniques in newly developing areas such as MCAS Tustin and determine whether they are financially feasible. In creating any new assessment districts, an evaluation should be completed of the developer's activity to advance pay off bonds at the close of escrow. Housing Element Policies: 1.11				

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
1.25 Fees, Exactions, and Permit Procedures 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. Housing Element Policies: 1.11	Community Development Department, Redevelopment Agency	Defer development impact fees during the economic downturn.	The City Council adopted a policy in 2008 to temporarily defer the payment of specific development impact fees to prior to final inspection or issuance of Certificate of Occupancy. An extension of this program and/or adoption of a new policy will be considered prior to the expiration in October 2009.	Due to budget shortfall, this deferment has been put on hold temporarily.
1.26 Environmental Constraints Continue to alleviate the necessity of delays in processing, and mitigating requirements incorporated into the development plans by requiring program environmental impact reports (EIR) on all major development projects whenever possible. Housing Element Policies: 1.11	Community Development Department, Redevelopment Agency	On-going	On-going	On-going
1.27 Density Bonus Program Promote Density Bonuses to facilitate the construction of affordable housing. Under	Community Development Department	Process all requests for density bonuses. Update Density Bonus Ordinance in compliance with AB	Complete updates by summer 2009.	The City amended Tustin City Code Article 9, Chapter 1, governing incentives for the development of affordable housing to comply with the

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
State law, applicants may file for density bonuses when projects incorporate units for very low, low, moderate-income units or senior citizens. Housing Element Policies: 1.11		2280 (Saldana and Cabalero).		California Government Code Section 65915. The City staff also initiated recent amendment to the density bonus ordinance to bring the code up to date and make the ordinance consistent with more recent amendments to the statute. The amendment was completed in the first quarter of 2010. Although no density bonus was granted in 2010, the City continues to encourage the development of affordable housing by providing incentives through the density bonus provision.
1.28. MCAS-Tustin Redevelopment Project Area Implementation Implementation of redevelopment project area for MCAS-Tustin site Housing Element Policies: 1.2; 1.6; 1.8	Tustin Community Redevelopment Agency	Process entitlements for MCAS Tustin	On-going	On-going
1.29 Granny Flats Support the development of granny flats on single family zoned lots	Community Development Department	Five (5) granny flats are anticipated	Support application as received	On-going

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report - Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Goal 2: Equal Housing Opportunity				
2.1 Fair Housing The City shall continue to provide housing counseling services to assure equal housing opportunities within the City. The City allocates approximately $15,000 annually for handling tenant/landlord disputes, housing discrimination cases, counseling, tenant rights, fair housing education, and education within the City. The City will continue to promote the fair housing educational resources offered by adding the services on the City's webpage, Code Enforcement brochure, and the Community Development Directory. Housing Element Policies: 2.1, 2.2, 2.4	Community Development Department, City's contractor	Assist approximately 400 Tustin residents annually, 3,000 residents by 2014.	On-going; complete educational resources by 2014	On-going; the Fair Housing Foundation in contract with the City provided workshops and open houses to assist Tustin residents. Fair Housing Foundation estimated that 300 residents will be provided with direct assistance by end of current fiscal year.
2.2 Shared-Housing Continue to provide coordination and support to a home sharing program funded in part by the Community SeniorServ, formerly known as Feedback Foundation, Inc., as part of TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority. Housing Element Policies: 2.3	TLC, Parks and Recreation Services Department, and Community Development Department	Continue	On-going	On-going The City continues to provide coordination and support to a home sharing program funded in part by the Community SeniorServ, Inc. as part of the TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
2.3 Housing Referral Program Continue to provide housing referral services to families in need of housing assistance and information. This program consists of three City departments disseminating information to the public at all times. • 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 and Redevelopment Agency provide 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	Police Department; Parks and Recreation Department; Community Development; Redevelopment Agency	• 7,500 referrals to social agencies by 2014 • 50 referrals for shared housing by 2014	On-going	On-going; to assist referrals, the Redevelopment Agency updated the Housing Section of the Redevelopment Section on the City's website to include affordable rental opportunities and senior housing resources.

TABLE C
2010 PROGRAM IMPLEMENTATION STATUS
Housing Programs Progress Report – Government Code Section 65583

Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Committee Meetings. City departments utilize the following documents and also make these documents available to the public: • 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 • Orange County Housing Directory prepared by OCHA and the OCHA Advisory Committee. Housing Element Policies: 2.2, 2.3, 2.4, 2.5				
Ongoing Review of Housing Element Programs	See Progam1.19			
Consolidated Plan	See Program 1.20			
GOAL 3: Ownership Housing				
3.1 Condominium Conversions 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.	Community Development Department, City Council, Redevelopment Agency	Impose requirements where applicable.	On-going	On-going

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Housing Element Policies: 3.1, 3.2, 3.3				
3.2 State Home-Ownership Assistance The City's Redevelopment Agency provides a First Time Homebuyers program utilizing housing set-aside funds. The Redevelopment Agency also applies for and will explore the use of other funding opportunities such as HELP, HOME funds, and other State and Federal programs. Housing Element Policies: 3.1, 3.3	Redevelopment Agency	Assist 30 First time homebuyers by 2014	By 2014	On-going
Bonding Programs	See Program1.14			
Ongoing Review of Housing Element Programs	See Program1.19			
Consolidated Plan	See Program1.20			
New Owner Housing using Tax Increment Financing	See Program 1.8			
Goal 4: Affordable Housing Preservation				
4.1 Replacement Housing Ensure rehabilitation or construction of an equal number of replacement units when low and moderate income residential units	Redevelopment Agency	The Redevelopment Agency continues to monitor housing units demolished within the redevelopment project areas. Currently, the City has exceeded	As necessary	In accordance with California Community Redevelopment Law, the Redevelopment Agency currently has a surplus of replacement units. The Agency did not demolish any housing

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are destroyed or removed from the market as part of a specific redevelopment project pursuant to California Community Redevelopment law. Housing Element Policies: 2.5		its replacement housing obligations within the Town Center and South Central redevelopment project areas and has a surplus of 446 units.		units within Redevelopment Project Areas in 2010.
4.2 Housing Rehabilitation[1] Allocate available Redevelopment Agency funds to finance public improvements and rehabilitation of residential units in target areas. Housing Element Policies: 1.2, 5.1, 5.2	Redevelopment Agency	The City plans to Rehabilitate 162 units by 2014.	Rehabilitate 162units by 2014	On-going
4.3 Housing Authority Contract with the Orange County Housing Authority, where necessary, for the development and operation of federally assisted low- and moderate-income housing programs. Housing Element Policies: 1.5, 1.16, 1.17	Orange County Housing Authority, Redevelopment Agency	Continue	On-going	On-going
4.4 Rental Assistance Encourage the availability of Section 8 rental assistance certificates and voucher certificate program assistance funds through the Orange County Housing Authority by participating in the application process i.e. advertise, promote on website, at library, senior center etc. when application are	County of Orange Housing Authority	Issue 200 certificates/vouchers annually- 1,200 by 2014.	On-going	On-going. The Orange County Housing Authority issued 326 vouchers for Tustin residents during the reporting period.

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available; offering City Hall as the application and information center for Section 8 vouchers;, engaging and participating with the County's housing advisory committee to ensure priorities are given to Tustin residents, and promote Section 8 program to apartments owners to expand Section 8 housing inventory within the City of Tustin. To encourage the maintenance of existing and establishment of new certificates, support the County's efforts to obtain continued Federal funding. Housing Element Policies: 4.1, 4.2				
4.5 Affordable Senior Housing Project and Senior Board and Care Facility 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). Housing Element Policies: 5.1, 5.2, 5.3, 5.4	Community Development Department	Maintain 74 units of affordable Senior Housing.	On-going	On-going
4.6 Preservation of Assisted Housing Tustin has four low-income housing projects with a total of 277 units "at-risk" of conversion to market rate during the planning period. If project owners choose to convert the projects to market rate housing, the City will coordinate the provision of	Redevelopment Agency and Community Development	Pursuant to Government Code Section 65583.1(c), preserve at minimum 230 of 277 units currently identified as "at- risk" (100 units at Tustin Gardens; 60 units at Rancho Alisal; 54 units at Rancho Maderas; and 16 units at Rancho Tierra) for the time frames	The City is in contact with Tustin Gardens and is monitoring their annual renewal option. The City will also negotiate with the Irvine Company to ensure the	**Annual Monitoring:** The Redevelopment Agency annually mails letters to homeowners requesting documentation verifying continuing compliance with the affordability covenants they entered into with the City when they purchased their Affordable unit.

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financial and administrative resources to preserve these units as affordable housing. a) Monitor Units at Risk: Maintain contact with owners of at-risk units as potential conversion dates approach to determine whether Section 8 contracts or affordability covenants have been renewed or are planned to be renewed. Discuss with the owner of the "at-risk" projects the City's desire to preserve the units as affordable. b) Provide a Rent Subsidy program for at-risk units at Irvine Company Apartments: Rancho Alisal; Rancho Maderas; and Rancho Tierra, preserving, at minimum, 130 units. c) Work with a nonprofit affordable housing developer to apply for 4% Tax Credit/Bond Financing for the acquisition and rehabilitation of Tustin Gardens, preserving 100 at-risk units. d) Rent buy-down loan program for at-risk units at Irvine Company Apartments: Rancho Alisal; Rancho Maderas; and Rancho Tierra, preserving, at minimum, 130 units e) Tenant Education. Work with tenants of at-risk units in danger of converting. Provide tenants with information regarding potential tenant purchase of		required by applicable Government Code Section 65583.1.(c)(2)(C)(i) or Health and Safety Code section	provision of affordable units in East Tustin. The City will enter into legally enforceable agreement by July 1, 2010. By June 2012, provide rent subsidies when affordability restrictions expire in May 2012	The Agency mailed out 257 letters in 2010. **Affordable Units at risk of Foreclosure:** In 2010, the Redevelopment Agency received three (3) Notice of Defaults for housing units in the City's affordable housing inventory. The Agency is working with the City Attorney to monitor each property's foreclosure status and, in response to foreclosure activity against two (2) of the units, the City Council authorized the City Manager and City Attorney to take the necessary steps to insure the units remain part of the City's affordable housing inventory. Negotiations in progress with Tustin Gardens and Irvine Company.

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buildings including written information and any related workshops. Act as a liaison between tenants and nonprofits potentially involved in constructing or acquiring replacement housing. If existing staff is not able to provide adequate staffing for this program, provide outside consultants to support the program. f) Reserve Fund. Earmark development housing set-aside funds to assist priority purchasers with the down payment and closing costs associated with purchasing projects at risk. Continue to monitor other potential funding sources, such as State grants and HUD funds. Housing Element Policies: 4.1, 4.2, 4.3, 4.4				
4.7 Temporary Housing Assistance for Extremely Low Income Households Assist in the provision of temporary and emergency housing assistance to prevent homelessness for the extremely low income households as well as coordination with regional, state and federal assistance programs for assisting these households in the percentage of their incomes that are applied to rent (i.e. increase in allocation of Section 8 existing rental certificates, etc). Housing Element Policies: 1.4, 1.5, 1.6, 1.14	Redevelopment Agency and Community Development Department	Promote, assist, and facilitate programs to prevent extremely low income households to become homeless by providing links and program information on City's website.	By 2014	In accordance with AB 987, the Redevelopment Agency maintains a list on the City's website of all affordable ownership units and affordable rental units in the City of Tustin. In addition, links to other affordable housing sites were also provided on the website.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Mobile Homes	See Program 1.2			
Deed Restrictions:	See Program 1.4			
Tax Increment Financing	See Program 1.8			
Transitional Housing	See Program 1.10			
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			
Goal 5: Neighborhood Conservation				
5.1 Enforcement of Building and Housing Codes Continue to enforce building and housing codes to ensure health and safety, rectify Code violations and thereby improve the overall character of the community. Enforcement will include identifying substandard housing units and those that are otherwise identified as a threat to the health and safety of occupants. Actions will be taken pursuant to the law to demolish, rebuild, or correct the code violations. This program includes notification of taxing agencies upon failure to gain code	Community Development Department	Investigate 150 substandard housing cases annually and 900 cases by 2014.	On-going	On-going

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compliance from the property owner to allow City to recover enforcement cost. Housing Element Policies: 5.3, 5.4				
5.2 Cultural Resources District There are a large number of structures in the City that were constructed before and after the turn of the century. Continue to utilize the City's Cultural Resources Overlay District to safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City's heritage and past. Through the District, promote the public and private enjoyment, use and preservation of culturally significant neighborhoods and structures. Continue to require that any alteration of a designated resource or construction improvements in the District conform to the requirements of the Cultural Resources Overlay District. Owners of historic landmarks or properties within the District are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the district context. Housing Element Policies: 5.5	Community Development Department	Rate historic structures where applicable and process certificates of appropriateness as received.	Process Certificate of Appropriateness as received. Explore for Certified Local Government (CLG) grant to update the City's Historical Resources Survey and Report in 2009.	During reporting period, twenty-three (23) Certificate of Appropriateness were issued for improvements to the properties located within the Cultural Resources District.

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Program	Responsible Agency	Quantified Objective	Timeframe	Status of Program Implementation
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			
Building Codes	See Program 1.23			
Goal 6: Environmental Sensitivity				
6.1 Energy Conservation Require all new construction to be subject to State energy conservation requirements (Title 24) as a condition for the issuance of a building permit. Housing Element Policies: 6.2	Community Development Department	Require all new units within planning period.	On-going and currently in force.	On-going
6.2 Energy Rebate Program Partner with Utility Companies to promote energy rebate programs. No fee or discounted permits for energy efficient projects over and above the Title 24 requirements may be explored. Examples include installation of photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc. Housing Element Policies: 6.6	Community Development Department	Seek available grants to partner with utility companies to promote energy rebate programs.	Explore energy efficient fee waiver by 2014	The Building Division with Public Works Department obtained approval of $70,000 for reimbursement of permit and plan check fees of improvements that meet the energy savings standards.

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6.3 Solar Energy and Conservation Require that environmental analysis and subdivision plans address energy conservation measures and solar access. With the passage of AB 32, the City in anticipation with the State mandates will set thresholds within its CEQA checklist and require developers to address energy conservation measures applicable to their proposed development proposals. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	Revise CEQA checklist by 2014	CEQA checklist has been updated to include green house gas emissions. Supported solar panels installation in residential and commercial buildings. In 2010, 23 permits for solar panels were issued.
6.4 Building Orientation Promote energy efficiency by orienting homes to maximize natural day lighting. The City will work with potential developers during the conceptual review level (Design Review) by promoting building siting that maximizes natural day lighting. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	On-going	On-going
6.5 Water Efficiency Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials. Through educational materials and trainings, the City will promote water efficiency methods to its residents. Landscape beautification which results in water conservation could be encouraged	Community Development Department	Promote water efficient programs by conducting workshops and providing education materials on the City Website, public counter and at schools.	Adopt program by 2014	In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. The City's website also has been updated with information and guidelines to achieve water efficiency.

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through planting of drought tolerant plants, installation of drip irrigation, installation of rain detector/sensor irrigation, etc. Incentives such as over the counter permit plan check, discounted fee, or waiver of permit fee could be considered. Housing Element Policies: 6.4				
6.6 Green Building Streamline processing for approved green building. Housing Element Policies: 6.2, 6.3, 6.5	Community Development Department	Explore green building and sustainable building design to help conserve energy consumption. A fee waiver, discounted permits fees, or rebate may be considered in promoting Green Building program.	Evaluate and adopt Green Building program by 2014.	Continue to evaluate Green Building Program.
Ongoing Review of Housing Element Programs	See Program 1.19			
Consolidated Plan	See Program 1.20			