

# City of Tustin

## 6<sup>th</sup> Cycle Housing Element Update Underway

Planning Commission Briefing

November 10, 2020

# Briefing Agenda

- Housing Element Overview
- What's New in the 6<sup>th</sup> Cycle
- Timeline & Schedule
- Public Engagement & Participation
- Planning Commission Input

# Housing Element

- What is the Housing Element?
- Why does it have to be updated?
- What is included in the Housing Element?

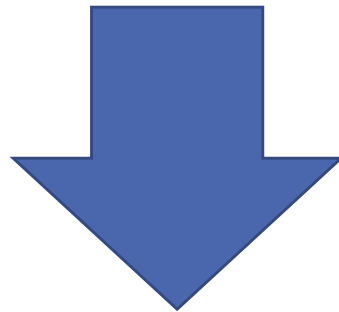
# What is the Housing Element?

- One of seven State-required elements of the General Plan
- An 8-year plan for the provision of housing for a variety of income levels
- Assesses housing needs at the local level
- Requires review and certification by State Housing and Community Development (HCD)

# What is the Housing Element?

**TECHNICAL  
MEMORANDUM**

**APPENDICES**



**HOUSING ELEMENT  
GOAL, POLICIES & PROGRAMS  
ADDRESS HOUSING NEEDS**

# Why Update the Housing Element?

- Required by State Law
  - Adoption by October 15, 2021 for 8-year cycle
- Provides policies and programs to reflect needs, challenges, and opportunities as well as new laws
- Many grant/funding programs require a certified Housing Element
- Establishes policy guidance for long-term housing needs

# Housing Element Contents

- Needs Assessment
- Issues, Constraints & Opportunities Analysis
- Review of Past Performance
- Policy & Implementation Program

# Needs Assessment

- Evaluates all economic segments in the City
- Growth Needs (RHNA)
- Existing Need
- Special Needs Groups
  - Persons with disabilities
  - Elderly
  - Large Households
  - Female-headed households
  - Homeless



# Regional Housing Needs Assessment (RHNA)

- Mandated by State Housing Law
- Determined by HCD for councils of governments, such as SCAG
- Quantifies need for housing in each jurisdiction
- Specifies housing need that must be accommodated through zoning
- RHNA is not a construction need allocation
- Communities not obligated to provide housing
- Roadmap to achieve housing

# Regional Housing Needs Assessment (RHNA)

City of Tustin

Housing Unit Constructed and Housing Units Entitled  
Between January 1, 2014 through December 31, 2019

| Income Level             | Number of Units Completed | Approved Units/Under Construction | Total        | RHNA       | Percentage  |
|--------------------------|---------------------------|-----------------------------------|--------------|------------|-------------|
| Very Low (0-50%MFI)      | 101                       | 1                                 | 102          | 283        | 36%         |
| Low Income (51-80%MFI)   | 74                        | 0                                 | 74           | 195        | 38%         |
| Mod. Income (81-120%MFI) | 104                       | 3                                 | 107          | 224        | 48%         |
| <u>Upper Income</u>      | <u>1,029</u>              | <u>191</u>                        | <u>1,686</u> | <u>525</u> | <u>321%</u> |
| Total                    | 1,308                     | 195                               | 1,969        | 1,227      |             |

MFI: Median Family Income

Source: City of Tustin Redevelopment Agency, City of Tustin Building Division, City of Tustin Planning Division, and Southern California Gas Company Utility Releases

# Regional Housing Needs Assessment (RHNA)

## City of Tustin Regional Housing Need 2021-2029

| Income Level                         | Number of Units | Percentage |
|--------------------------------------|-----------------|------------|
| Very Low (<50% of MFI)               | 1,720           | 25%        |
| Low Income (51% to 80% of MFI)       | 1,043           | 15%        |
| Moderate Income (81% to 120% of MFI) | 1,129           | 17%        |
| <u>Upper Income</u>                  | <u>2,873</u>    | <u>43%</u> |
| Total                                | 6,765           | 100%       |

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

# Key Housing Needs

- Overpayment/Affordability
- Overcrowding
- Rehabilitation & Preservation
- Replacement of housing units lost
- Fair Housing
- Housing Accountability
- At-Risk” Units converting to market rate
  - Tustin Gardens and Tustin Ranch apartment homes

# Resources and Constraints

- Site Inventory/Land Resources
  - Vacant land
  - Potential rezone sites
  - Higher densities
- Constraints
  - Governmental (regulations, fees, permitting, etc.)
  - Non-governmental (financing, land values, construction costs, etc.)

# Review of Past Performance

- Review previous policy programs
- Identify progress in implementation
- Evaluate appropriateness of existing goals, objectives, and policies
- Revise and supplement policies to reflect lessons learned

# Review of Previous Policies, Programs, & Objectives

- Adoption of Voluntary Workforce Housing Ordinance
- Adoption of Downtown Commercial Core Specific Plan (DCCSP) and re-zoned area for mixed use (887 residential units)
- Adoption of Red Hill Avenue Specific Plan (RHASP) and re-zoned area for mixed use (500 residential units)
- Accessory Dwelling Units
- Veteran Housing constructed
- Maintained existing affordable rental units at Tustin Gardens and in Tustin Ranch.

# Policy Program

- 2021-2029 Action Plan
- Establishes the City's housing policy
- Establishes specific actions and quantified objectives for housing programs and policies
  - Production
  - Preservation
  - Conservation
  - Rehabilitation
- Identifies responsible agencies, funding sources and implementation timing



# Identification of Goals and Policies

Six major issue areas are identified in the 2013 Housing Element:

1. Ensure that a broad range of housing types are provided to meet the needs of existing and future residents;
2. Provide equal housing opportunities for all City residents;
3. Ensure a reasonable balance between rental and owner occupied housing;
4. Preserve existing affordable housing;
5. Promote conservation and rehabilitation of housing and neighborhood identity; and
6. Ensure housing is sensitive to the existing natural and built environment.

# Housing Program Examples

- Mobile Homes/Manufactured Homes
- Accessory Dwelling Units (ADUs)
- Deed restrictions
- Pre-application conferences and permit coordination
- Expedited processing for low/moderate housing
- Transitional and emergency housing for the homeless
- Housing for Disabled and Developmental Disabilities
- Senior Citizen Housing/Senior Services Program
- Recycling SFR Uses in R-3 Zones into Multiple Family Units
- Density bonus
- Fair Housing
- Section 8 (Housing Authority)
- Energy Conservation

# What's New in the Sixth Cycle

- Site Inventory/Inventory Form (SB 6, AB 686, AB 1486, AB 1397)
- Affirmatively Furthering Fair Housing/Assessment of Fair Housing (AB 686)
- Accessory Dwelling Units/Junior Accessory Dwelling Units (SB 13, AB 68, AB 881, AB 670, AB 671, AB 587)
- No Net Loss Law (SB 166)

# Tentative Housing Element Update Schedule

- Planning Commission Briefing #1: November 2020
- Planning Commission Briefing #2: Jan.-Feb. 2021
- PC Briefing #3/ Submittal of Draft HE to HCD: Feb. 2021
- Public & HCD review: Feb. – Apr. 2021 (60 days)
- PC/CC Public Hearings: May - September 2021
- Submittal of Final HE to HCD: October 2021

# Public Engagement & Participation

- Focused Housing Element Update webpage on the City's Website, [www.tustinca.org](http://www.tustinca.org)
- On-line Survey
- Paper flyers distributed throughout community
- Paper copies of survey distributed throughout community
- Collaborative Zoom meeting with other housing agencies, jurisdictions & stakeholders
- Housing Workshop/Roundtable
- 30-day public review period of draft Housing Element
- Planning Commission and City Council public hearings

# Contact Information

- <https://www.tustinca.org>
- Facebook, NextDoor
- Contacts: Erica H. Demkowicz, Senior Planner  
[edemkowicz@tustinca.org](mailto:edemkowicz@tustinca.org)  
  
Lucy Yeager, Planning Consultant,  
[lyeager@tustinca.org](mailto:lyeager@tustinca.org)

# Planning Commission Questions



# City of Tustin

## 6<sup>th</sup> Cycle Housing Element Update

Planning Commission

November 10, 2020