

# TUSTIN



BUILDING OUR FUTURE  
HONORING OUR PAST

## City of Tustin

### Community Development Block Grant Action Plan Program Year 2017-2018

Submitted to U.S. Department of Housing and Urban Development

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The federal Housing and Community Act of 1974, as amended, created the CDBG program to return federal funds to local communities for the purpose of developing viable urban communities by providing adequate housing and a suitable living environment and by expanding economic opportunities, specifically for low- and moderate-income persons. Grants are awarded to communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services.

For participation in the CDBG program, the federal government requires that local jurisdictions prepare a 5-year Consolidated Plan document and state within its plan, the jurisdiction's goals and priorities. The City's current Consolidated Plan, adopted on April 21, 2015, covers Program Years 2015-2020. The City is also required to submit an Annual Action Plan for each of the five years covered in the Consolidated Plan.

The Consolidated Plan serves the following functions:

1. A planning document for the City of Tustin;
2. An application for federal funds under HUD's formula grant programs;
3. An action plan that provides a strategy for carrying out goals and priorities (also serves as the City's annual application); and,
4. A basis for assessing performance.

A section of the Consolidated Plan, called the one-year Action Plan, serves as the City's application to HUD for CDBG program funding. The City must submit an Action Plan annually to receive the entitlement money. The purpose of the Action Plan is to detail how the City will spend its annual allocation of funds to meet community needs identified in the Consolidated Plan. This Action Plan, as required by federal regulations, must be available for public review for a period of not less than 30 days. The City advertised the availability of this document in the Tustin News. The review period began on March 16, 2017, and ended on April 14, 2017. No public comments were received during the review period. HUD mandates that the Action Plan must be submitted no later than 45 days prior to the start of the Program Year, by May 17, 2017; however, an extension to submit the plan was granted pursuant to CPD Notice 16-18. The Action Plan must be submitted 60-days after 2017-18 funding allocations are announced or August 16, 2017.

## **2. Summarize the objectives and outcomes identified in the Plan**

This Action Plan which has been prepared for the 2017-18 Program Year outlines proposed allocations for CDBG funding, and one-year goals and accomplishments which are intended to be met. The proposed funding allocations are provided as Appendix A to this report, and a detailed chart of all outcomes can be seen in the Annual Goals and Objectives section of this report (AP - 20).

## **3. Evaluation of past performance**

An evaluation of past performance in looking at the City of Tustin's 2016-17 CDBG Program Year demonstrates that the City is on track to meet or exceeded a majority of its goals for the planning period. Many similar goals are intended to continue to be supported during the 2017-18 Program Year cycle.

## **4. Summary of Citizen Participation Process and consultation process**

In preparing its Action Plan, the City of Tustin contacted over 60 agencies, groups, organizations that provide housing and supportive housing services to residents within the City and in Orange County. Significant aspects of the development process included consultations and cooperation between these groups in order to provide the most current information available. Appendix B to this report contains the notices of both public hearings, a notice of public review, and a full list of all agencies contacted during preparation of the Action Plan.

Notification of the first public hearing was published in the Tustin News on February 9, 2017.

The public hearing for the preparation of the City's Action Plan, including the Citizen Participation Committee's evaluation and funding recommendations for public service applications, was held on February 22, 2017, at 5:30 p.m. at the Professional Training Center in the Tustin Library at 345 E. Main Street, Tustin, CA 92780. Public service applicants and members of the public attended this hearing. Public service applicants generally spoke in favor of their respective programs, and requested CDBG funding for the programs. Citizen comments which were received at the first public hearing included input on addressing the homeless population. Comments generally included options for transitional housing, utilizing vacant properties to assist the homeless, and providing additional public restroom facilities for the homeless.

The formal public comment period on the complete draft Action Plan commenced on March 16, 2017 and closes on April 14, 2017. Additionally, notification of the public comment period regarding the draft Action Plan was sent directly to over 60 agencies and organizations as listed in the attached documentation. There were no public comments received during the review period for the Action Plan.

Notification of the second public hearing was published in the Tustin News on April 4, 2017.

The public hearing for the adoption of the City's Action Plan was held on April 18, 2017, at 7:00 p.m. at the City Council Chamber located at 300 Centennial Way, Tustin, CA 92780. Members of the public attended this hearing. One member of the public spoke at the public hearing. Public comments generally included an inquiry on how funding was allocated to various public service activities including graffiti removal and homelessness.

#### **5. Summary of public comments**

There were no public comments received during the review period for Action Plan; however, members of the public spoke at each of the public hearings for the Action Plan.

At the first public hearing, public service applicants generally spoke in favor of their respective programs, and requested CDBG funding for the programs. Citizen comments which were received at the first public hearing included input on addressing the homeless population. Comments generally included options for transitional housing, utilizing vacant properties to assist the homeless, and providing additional public restroom facilities for the homeless.

At the second public hearing, one member of the public spoke. Public comments generally included an inquiry on how funding was allocated to various public service activities including graffiti removal and homelessness.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable at this time.

#### **7. Summary**

The City of Tustin Action Plan for Program Year (PY) 2017-18 contains all elements required by HUD, which include:

- Standard Form 424 – this form serves as the official application for federal funding.
- Sources of Funds – A description of potential private and public funding sources that may be available to the City to support activities listed in the Consolidated Plan.
- Statement of Specific Annual Objectives – A summary of activities the City will implement to address the priority needs identified in the Consolidated Plan.
- Description of Activities and Outcome Measures – A description of community needs delineated in the Consolidated Plan; a list of projects and programs to be funded with 2017-18 CDBG funds allocated to the City of Tustin, and a list of objectives, outcome measures, and indicators
- Geographic Distribution – Maps indicating eligible areas for CDBG funded projects and a map showing the location of projects to be funded with Program Year 2017-18 CDBG monies.

- Homeless and Other Special Needs – A description of Program Year 2017-18 activities targeting the needs of the homeless and non-homeless with special needs.
- Other Actions – A description of actions the City of Tustin will undertake to address various sub-strategies delineated in the Consolidated Plan.
- Specific Program Requirements – A description of CDBG funds expected to be available during the 2017-18 Program Year.
- Certifications and Miscellaneous – HUD required certifications and assurances.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	Tustin	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Tustin is the “Lead Agency” or entity responsible for overseeing the development of the Plan. The Community Development Department is responsible for the day-to-day administration of programs developed to meet the City’s goals.

**Consolidated Plan Public Contact Information**

*To comment on Tustin’s Consolidated Plan or Action Plan, please contact:*

*Adrienne DiLeva-Johnson*

*Community Development Department*

*City of Tustin*

*300 Centennial Way*

*Tustin, CA 92780*

*(714) 573-3138*

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

HUD requires that each jurisdiction encourage its citizens to participate in the development of the Consolidated Plan and subsequent Action Plan. To ensure that this opportunity is provided, the City of Tustin adopted its Citizen Participation Plan in 1995 and revised it in January of 2003. On September 20, 2016, the City Council approved an amendment to the Citizen Participation Plan. This amendment authorized the reorganization of the Citizen Participation Committee. Formerly, the Committee was comprised of members from the Tustin Community Foundation. As amended, the Committee now consists of the following:

- The Planning Commission Chairperson or his/her designee;
- The Community Services Commission Chairperson or his/her designee;
- The Senior Advisory Board Chairperson or his/her designee;
- The Audit Commission Chairperson or his/her designee; and,
- Three (3) at-large representatives appointed by the City Council.

The Citizen Participation Plan indicates that the Committee members should be active community leaders who are aware of the needs of the community and are able to assist in obtaining citizen input and make a recommendation to the City Council concerning public service project selection and funding allocations for the CDBG program.

The Citizen Participation Plan set forth policies and procedures for citizen interaction in planning, implementation, and assessment of the City of Tustin Consolidated Plan/Action Plan. The objectives of the Citizen Participation Plan are:

1. To encourage citizens, particularly residents of low- and moderate-income living in areas eligible for the use of program funds, including minorities, non-English speaking persons, and persons with mobility, visual, or hearing impairments, to participate in the development of the Consolidated Plan/Action Plan.
2. To assure that citizens are furnished with appropriate information about the Consolidated Plan and its various component programs.
3. The City started the Citizen Participation process by publishing a Notice of Funding Availability (NOFA) in the local newspaper seeking Request for Funding Applications for public service activities for the 2017-18, 2018-19 and 2019-20 CDBG Program Years. In addition, the City also sent the NOFA to over 60 nonprofit organizations. The City received 10 applications requesting \$224,000 for each program year.

To develop the City's 2017-18 Action Plan, two public hearings are being conducted. The first public hearing was held by the Citizen Participation Committee on February 22, 2017. The purpose of the first hearing was to evaluate and review public service applications, and recommend funding to the City Council.

A second public hearing was held on April 18, 2017 by the City Council. The purpose of the second hearing was for the City Council to review the Draft Action Plan, including public service and nonpublic service activities, and approve a funding allocation for submission to HUD.

All notices for the above hearings were published in the local newspaper at least 10 days prior to the hearing date and notices were posted at City Hall and at the library.

The City also, as required by HUD, published a notice of the availability of a draft Action Plan, for public review. The thirty (30) day public review and comment period began on March 16, 2017, and ended on April 14, 2017.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of Tustin does not own or operate any public housing; however, the City will continue to support and encourage efforts of the Orange County Housing Authority to coordinate private housing resources and social service agencies programs. Additional housing-related efforts by the City of Tustin include conveying two city-owned fourplexes to the Orange County Rescue Mission, these units were remodeled, and they opened in 2016 as the Veteran's Outpost which now provides 32 homeless veterans and their families with housing at the site. The City of Tustin has entered into a Disposition and Development Agreement (DDA) with Habitat for Humanity to convey city-owned land for the construction of two affordable condominium units, designated to provide affordable housing for veterans and their families.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

To address the regional needs of homeless individuals and families, the City of Tustin participates in the Continuum of Care (CoC) program sponsored through the County of Orange. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing. An important element of meeting this objective is to fund projects that will meet the Department's goal of ending chronic homelessness.

Since the year 2000, the County of Orange has coordinated an Associated Application for homeless assistance on behalf of all jurisdictions and agencies in the County of Orange who wished to participate.

The Orange County Continuum of Care (CoC) system consists of five basic components:

1. Advocacy on behalf of those who are homeless or at-risk of becoming homeless and to ensure social justice is maintained for all residents regardless of socio-economic status;
2. A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless;
3. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing finders;
4. Transitional housing with appropriate supportive services to help those homeless individuals and families who are not prepared to make the transition to permanent housing and independent living; and
5. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.

In addition to the City's participation in the County of Orange Continuum of Care, significant accomplishments to address the needs of homeless persons, which are occurring during the 2015-2020 Plan cycle include:

- The City of Tustin has entered into a DDA with Habitat for Humanity to convey city-owned land for the construction of two new affordable condominium units, designated to provide affordable housing to veterans and their families. The condominium units are currently undergoing the entitlement process and the property should be conveyed and construction commencing in 2017.
- The City of Tustin conveyed two city-owned fourplexes to the Orange County Rescue Mission which have been remodeled and in 2016 these units opened as the Veterans Outpost. These units provide 32 homeless veterans and their families with housing at the site.
- During 2015 the Orange County Rescue Mission Village of Hope was authorized to provide 195 additional beds at their facility in Tustin.
- The City of Tustin additionally participates in the Association of California Cities – Orange County's Homelessness Task Force. This task force is comprised of representatives from each of Orange County's cities, along with health services providers, faith based organizations, housing services providers, and other non-profits, with the combined goal to address homelessness within the County.
- The City of Tustin recently participated in the 2017 Homeless Point in Time Count facilitated by 211-Orange County. The count was conducted on January 28, 2017, and the data collected from the count is anticipated to be made available to the participating cities in June 2017.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As seen above, the City of Tustin participates in the County of Orange's Continuum of Care Program; however, does not utilize ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Orange County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Orange County Housing Authority provides affordable housing assistance to Tustin's residents. They were consulted to provide housing data and information for Tustin's report.
2	<b>Agency/Group/Organization</b>	Orange County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Tustin closely coordinates its homeless services efforts with the Orange County Continuum of Care. This organization provided data which contributed to the report.
3	<b>Agency/Group/Organization</b>	ORANGE COUNTY HEALTH CARE AGENCY
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OCHCA provides services to the special needs community of Tustin. This agency was consulted to provide information and data on the special needs population within the region and City.
4	<b>Agency/Group/Organization</b>	Southern CA Association of Governments (SCAG)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SCAG provided demographic information which contributed to housing-related sections of the report.
5	<b>Agency/Group/Organization</b>	Fair Housing Foundation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fair Housing foundation provided information and statistics contributing to the City's report.
6	<b>Agency/Group/Organization</b>	Orange County Rescue Mission
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Orange County Rescue Mission provided information regarding the Village of Hope and veteran's housing and services offered.

7	<b>Agency/Group/Organization</b>	City of Tustin Economic Development Division
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Economic Development Division was consulted regarding Tustin's current housing market and business climate.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	County of Orange	The City of Tustin's strategies to address homelessness align with the County of Orange's Continuum of Care program with regard to providing emergency shelter services, outreach, transitional, and permanent supportive housing.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

As additional information, the City of Tustin provided its Citizen Participation Committee with a package of CDBG materials and conducted a workshop to explain the CDBG process and procedures. The City also provides maps and tables to assist citizens in understanding the CDBG overall goals and objectives. The City, with the help of HUD, posts its Executive Summary on the HUD web page as a tool for interested citizens to understand the type of projects funded by the CDBG program. Information related to the CDBG program is available on the City's Webpage. The City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year utilizing the IDIS program, which is also available for review on the City's Webpage.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting**

In preparing its Action Plan, the City of Tustin contacted over 60 agencies, groups, organizations that provide housing and supportive housing services to residents within the City and in Orange County. Significant aspects of the development process included consultations and cooperation between these groups in order to provide the most current information available.

Notification of the first public hearing was published in the Tustin News on February 9, 2017.

The public hearing for the preparation of the City's Action Plan, including the Citizen Participation Committee's evaluation and funding recommendations for public service applications, was held on February 22, 2017, at 5:30 p.m. at the Professional Training Center in the Tustin Library at 345 E. Main Street, Tustin, CA 92780. Public service applicants and members of the public attended this hearing. Public service applicants generally spoke in favor of their respective programs, and requested CDBG funding for the programs. Citizen comments which were received at the first public hearing included input on addressing the homeless population. Comments generally included options for transitional housing, utilizing vacant properties to assist the homeless, and providing additional public restroom facilities for the homeless.

The formal public comment period on the complete draft Action Plan commenced on March 16, 2017 and closes on April 14, 2017. Additionally, notification of the public comment period regarding the draft Action Plan was sent directly to over 60 agencies and organizations as listed in the attached documentation. There were no public comments received during the review period for the Action Plan.

Notification of the second public hearing was published in the Tustin News on April 4, 2017.

The public hearing for the adoption of the City's Action Plan was held on April 18, 2017, at 7:00 p.m. at the City Council Chamber located at 300 Centennial Way, Tustin, CA 92780. Members of the public attended this hearing. One member of the public spoke at the public hearing. Public comments generally included an inquiry on how funding was allocated to various public service activities including graffiti removal and homelessness.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	All Tustin Residents	No responses received.	No comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	All Tustin Residents	Public service applicants and members of the public attended the hearing.	Public service applicants spoke in favor of their respective programs. Citizen comments which were received at the first public hearing included input on addressing the homeless population. Comments generally included options for transitional housing, utilizing vacant properties to assist the homeless, and providing additional public restroom facilities for the homeless	N/A	
3	Internet Outreach	All Tustin Residents	No responses received.	No comments received.		<a href="http://www.tustinca.org">www.tustinca.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Direct Mailing	Public service agencies, housing, and community organizations	No responses received.	No additional comments received.	N/A	
5	Public Hearing	All Tustin Residents	Members of the public attended the hearing.	One member of the public spoke at the public hearing. Public comments generally included an inquiry on how funding was allocated to various public service activities including graffiti removal and homelessness.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### **AP-15 Expected Resources – 91.220(c) (1, 2)**

#### **Introduction**

There are several potential sources of funding that might enable the City of Tustin to address housing and community development priority needs and the specific objectives identified in the Strategic Plan component of the City of Tustin's Consolidated Plan; however, as a result of the lower levels of State and federal funding than in prior years, actual financial resources currently available to the City are somewhat limited. The dissolution of the City's Redevelopment Agency has further impacted available funding for priority needs. Nonetheless, throughout the fiscal year, the City will pursue additional funding opportunities.

The City's aim is to leverage, to the maximum extent feasible, the use of available federal, State, and local funds in an effort to create a viable community, develop new affordable housing opportunities, and maintain and preserve existing housing. To ensure the financial feasibility of a project, the City will consider the use of funds from other sources, such as General Fund monies, the City's Housing Authority set-aside funds, and Land Contribution funds, to further affordable housing and community development goals whenever a match, grant, or loan is necessary or appropriate. Within Section SP-45 (Goals Summary) of the Consolidated Plan, the City's estimates for CDBG funding and General Fund monies are

provided in addressing each goal.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	726,651	0	0	726,651	1,314,783	CDBG Funding will be used to assist Low/Mod income residents through services and projects within the CDBG Low/Mod Census Tract Target Area.
General Fund	public - local	Admin and Planning Economic Development Housing Public Improvements Public Services	24,654,800	0	0	24,654,800	73,964,400	General Fund monies will be used to address high priority needs not covered by CDBG funding. See Section AP-20 (Annual Goals and Objectives) for estimates on expenditures for General Fund money.
Other	public - local	Housing	269,673	0	0	269,673	450,000	Housing Authority Funding to cover costs of administering the City's housing programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public – local	Land Contribution	550,000			550,000	550,000	City of Tustin to provide the land for Habitat for Humanity to construct two affordable housing units.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG funding will be used to provide services to low/mod income persons, the special needs community, economic development, and address slum and blight within the CDBG low/mod census tract target area. To further supplement these federal funds and to ensure the needs of the community are met, the City of Tustin leverages General Fund, Housing Authority, and Land Contribution funds. For example, a Public Facilities Improvement project completed within the CDBG Low/Moderate Income Target Area may be funded by CDBG, but will require supplemental General Fund monies in order to be completed. Housing Authority funding is leveraged in order to provide affordable housing and other related housing services to Tustin Residents. Land Contribution funding is utilized to provide land to construct additional affordable housing in Tustin.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Tustin maintains affordable units which are available to the low/moderate income population, including housing for veterans.

**Discussion**

No further discussion regarding anticipated resources at this time.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of At-Risk Rental Units	2015	2019	Affordable Housing	City of Tustin	Housing	CDBG: \$30,000 Housing: \$0	Other: 281 Other
2	First-Time Homebuyer / Workforce Housing	2015	2019	Affordable Housing	City of Tustin	Housing	Housing: \$75,000	Other: 10 Other
3	New Housing Construction	2015	2019	Affordable Housing	City of Tustin	Housing	Land Contribution: \$550,000	Homeowner Housing Added: 2 Household Housing Unit
4	Mortgage Credit Certification	2015	2019	Affordable Housing	City of Tustin	Housing	Housing: \$0	Direct Financial Assistance to Homebuyers: 2 Households Assisted
5	Strategies to Address Homelessness	2015	2019	Homeless	City of Tustin	Homeless Needs & Supportive Services	CDBG: \$33,500	Homeless Person Overnight Shelter: 543 Persons Assisted Homelessness Prevention: 40 Persons Assisted
6	Transitional Housing	2015	2019	Affordable Housing Homeless	City of Tustin	Homeless Needs & Supportive Services	CDBG: \$11,400	Homeless Person Overnight Shelter: 71 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Senior Services	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Senior Programs Senior Services	General Fund: \$64,400	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Strategy for Non-Housing Community Dev. Needs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Youth Programs	CDBG: \$5,700	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
9	Other Youth Programs	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Tustin Family and Youth Center Youth Programs	CDBG: \$19,200 General Fund: \$70,500	Public service activities other than Low/Moderate Income Housing Benefit: 1633 Persons Assisted
10	Existing Parks/Recreation Facilities	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Other Public Facility Needs	General Fund: \$1,420,000	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Infrastructure Improvements	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Main Street Sidewalks Downtown Commercial Core Plan	CDBG: \$393,654 General Fund: \$20,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
12	Graffiti Removal	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Graffiti Abatement	CDBG: \$29,197 General Fund: \$170,803	Public service activities other than Low/Moderate Income Housing Benefit: 32993 Persons Assisted
13	Congregate/Home Delivered Meals	2015	2019	Non-Homeless Special Needs	CDBG Low/Mod Census Tract Target Area City of Tustin	Senior Programs Senior Services	CDBG: \$15,700	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted
14	Economic Development	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area City of Tustin	Rehabilitation Other Commercial/Industrial Improvement Other Economic Development	CDBG: \$36,455	Businesses assisted: 1 Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Code Enforcement	2015	2019	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Code Enforcement	CDBG: \$88,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
16	Planning Activities	2015	2019	Non-Housing Community Development	City of Tustin	Planning	CDBG: \$69,545 General Fund: \$96,000	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preservation of At-Risk Rental Units
	<b>Goal Description</b>	<p>The City will preserve its existing affordable housing by utilizing CDBG funds, Housing Authority funds, and other Federal/State resources. These programs include:</p> <ul style="list-style-type: none"> <li>• Funding for nonprofits to assist with the acquisition of Section 8 project-based projects with expiring contracts.</li> </ul> <p>Strategies to preserve existing affordable housing units include:</p> <ul style="list-style-type: none"> <li>• Continue to require developers converting apartments to condominiums, to process a use permit, provide relocation assistance, and/or provide incentives and assistance for purchase of the units by Low- and Moderate-income households.</li> <li>• Continue to provide housing referral services to families in need of housing assistance and information.</li> <li>• Code enforcement – CDBG funding will be used to provide code enforcement activities focused in Low- and Moderate-income neighborhoods. Code enforcement efforts support the City’s housing rehabilitation program, which is funded with non-Federal monies.</li> <li>• Provide opportunities for affordable secondary residential dwelling units in single-family residential districts through existing Zoning Ordinance provisions.</li> <li>• Continue the provision of counseling and dispute resolution services via the Fair Housing Foundation.</li> <li>• Continue the provision of services by the Fair Housing Foundation to ensure equal housing opportunities within the City.</li> </ul> <p>Ensure that processing of permits for Low- and Moderate-income housing are fast-tracked with Low- and Moderate-income housing permits being given priority over other permit applications.</p> <p>During the 2017-18 program year, CDBG funding is being allocated for:</p> <ul style="list-style-type: none"> <li>• <b>Affordable Housing Program Administration</b> - This project involves the administration of the City's Affordable Housing Program. Administration of this program will ensure that 281 Tustin residents residing in affordable housing are assisted and that the affordable housing stock is retained.</li> </ul>

2	<b>Goal Name</b>	First-Time Homebuyer / Workforce Housing
	<b>Goal Description</b>	<p>Based on the U.S. Census Bureau’s 2011 American Community Survey, there are 6,617 renter households out of a total of 11,833 renter households (56%) within Tustin that are “cost burdened” renters. This presents an opportunity for Low- and Moderate-income renter households to transition to homeowners, with some assistance. To address these opportunities, the City will provide technical assistance to assist Low- to Moderate-income households by identifying existing public and private lender financing programs. Additionally, the City will continue to monitor the Villages of Columbus and Tustin Field housing tracts at Tustin Legacy where 273 affordable housing unit covenants remain for 45 years. Tustin Legacy also contains 153 affordable Senior rental units at Coventry Court, 225 affordable rental units in the Anton Legacy Apartments, and 37 affordable units within Amalfi Apartments. Tustin Legacy housing developers are required to comply with the City’s inclusionary housing requirements as specified in the MCAS Tustin Specific Plan. Specifically PY 2017-18 programs include the following:</p> <ul style="list-style-type: none"> <li>• The City will provide referrals or direct assistance to Low- and Moderate-income households to help them identify and/or apply for homebuyer downpayment assistance programs that offer low interest rates and/or deferred interest loans. Programs include those offered by the State and Community Reinvestment Act (CRA) lender programs.</li> <li>• Assist Low- and Moderate-income homebuyers with a deferred second mortgage program for the amount of a buyer’s “affordability gap.”</li> </ul> <p>During the 2017-18 Program Year, the City anticipates providing 10 housing units (affordable ownership unit resales).</p>

3	<b>Goal Name</b>	New Housing Construction
	<b>Goal Description</b>	<p>With the exception of development opportunities occurring on the available land from the reuse at the former MCAS-Tustin base site (i.e., Tustin Legacy), the City of Tustin is mostly built out. Consequently, the City has limited opportunities for new ownership and rental construction on infill sites in the City; however, the following programs have been designed to assist with the development of affordable units within newly constructed projects in any portion of the City. Programs include:</p> <ul style="list-style-type: none"> <li>• New Ownership Housing Construction</li> <li>• New Rental Units</li> </ul> <p>Strategies to encourage new housing construction include:</p> <ul style="list-style-type: none"> <li>• The City will support the development of new affordable ownership within Tustin Legacy.</li> <li>• The City will provide for mixed-use site opportunities in Old Town where new ownership townhomes could be constructed.</li> <li>• The City will provide referrals to the Orange County Housing Authority when necessary for the development and operation of federally assisted Low- and Moderate-income housing programs.</li> <li>• Allow for the development of affordable rental apartments.</li> </ul> <p>During the 2017-18 Program Year, the City will partner with Habitat for Humanity by providing the land for the construction of two new housing units.</p>

4	<b>Goal Name</b>	Mortgage Credit Certification
	<b>Goal Description</b>	<p>The City will provide assistance to Low- and Moderate-income households to help them identify and/or apply for homebuyer downpayment assistance programs that offer low interest rates and/or deferred interest loans. Programs include those offered by the State and Community Reinvestment Act (CRA) lender programs.</p> <p>Additional programs include the MCC (Mortgage Credit Certification) Program which reduces the federal income taxes paid by first time homebuyers. Eligible first time homebuyers receive a tax credit, reducing the amount of their federal income tax by 15% of the annual interest they pay on their mortgage. Program participants have the option to utilize their tax credit immediately and reduce the current amount of federal income tax withheld from their wages. The tax credit may also assist in qualifying for a home loan.</p> <p>During the 2017-18 Program Year, the City anticipates assisting two households.</p>

5	<b>Goal Name</b>	Strategies to Address Homelessness
	<b>Goal Description</b>	<p>This priority encourages activities which support the homeless, those at-risk of being homeless, and families in transition from homelessness to independent living, by providing support services, counseling, emergency shelter, and transitional housing. Programs specifically funded by CDBG during the 2017-18 Program Year include:</p> <ul style="list-style-type: none"> <li>• <b>Mercy House Emergency Shelter Services Program</b> - Mercy House Emergency Shelter Services Program is a cold weather armory shelter providing emergency shelter and support services to the homeless population. CDBG funds will be used toward shelter supplies.</li> <li>• <b>Olive Crest Project Independence Transitional Housing Program</b> - Olive Crest Project Independence Transitional Housing Program houses foster care youth ages 15 - 18 during which they receive shelter, life skills education and support services necessary to become independent and successful adults. CDBG funds will be used toward staff salaries and benefits for the program administrators.</li> <li>• <b>Mary's Shelter Education and Self-Sufficiency Program</b> - This emergency shelter services program provides a safe environment for homeless at-risk pregnant teens and their babies. CDBG funding will be used for staff salaries and benefits.</li> <li>• <b>Human Options Third Step Program</b> - This transitional housing program provides low-cost housing and supportive services to increase client self-sufficiency for abused women and children. CDBG funding will be used for staff salaries and benefits.</li> <li>• <b>Goodwill of Orange County Emergency Funding Grants</b> - Through this program grants will be provided to veterans and their families who are on the verge of becoming homeless. CDBG funding will be used for administration of this program.</li> </ul> <p>Strategies for support of ancillary services to support the homeless include:</p> <ul style="list-style-type: none"> <li>• Continue to support Orange County Social Services Agency programs in conjunction with the Tustin Family Campus for abused and neglected children.</li> <li>• Continued participation in the Homeless Housing Partnership Program, which includes partnership with the Village of Hope providing 387 beds within their transitional housing facility. The Village of Hope has additionally provided 8 units of transitional housing specifically for veterans through partnership with the City of Tustin.</li> </ul> <p>During the 2017-18 Program Year, the City anticipates assisting 583 individuals through these strategies to address homelessness.</p>

6	<b>Goal Name</b>	Transitional Housing
	<b>Goal Description</b>	<p>Within the Consolidated Plan, the City has identified the need to provide transitional housing and supportive services to Tustin residents. Programs funded by CDBG to address the transitional housing needs of Tustin residents include:</p> <ul style="list-style-type: none"> <li>• <b>Olive Crest Project Independence Transitional Housing Program</b>- Olive Crest Project Independence Transitional Housing Program houses foster care youth ages 15 - 18 during which they receive shelter, life skills education and support services necessary to become independent and successful adults. CDBG funds will be used toward staff salaries and benefits for the program administrators.</li> <li>• <b>Human Options Third Step Program</b> - This transitional housing program provides low-cost housing and supportive services to increase client self-sufficiency for abused women and children. CDBG funding will be used for staff salaries and benefits.</li> </ul> <p>In addition to CDBG funded activities, the Orange County Rescue Mission will continue to maintain 8 units of affordable transitional housing to assist 32 homeless veterans and their families.</p> <p>During the 2017-18 Program Year, the City anticipates providing 71 Tustin residents with transitional housing services.</p>
7	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	<p>Area senior services are presently provided through the City's full-service senior center located in Old Town Tustin. Senior Services specifically funded by CDBG include:</p> <ul style="list-style-type: none"> <li>• <b>Community SeniorServ</b> - Community SeniorServ provides a lunch program for the elderly at a congregate meal site at the Tustin Area Senior Center, and through home delivery to the frail elderly who cannot leave the home. Funds are utilized to pay for meals related expenditures and raw food costs.</li> </ul> <p>During the 2017-18 Program Year, the City anticipates serving 2,000 persons at the Tustin Area Senior Center. Accomplishments and funding for SeniorServ will be listed within this report under the Congregate/Home Delivered Meals Strategic Plan Goal.</p>

8	<b>Goal Name</b>	Strategy for Non-Housing Community Dev. Needs
	<b>Goal Description</b>	<p>This annual goal supports the development of services and programs to serve the children and youth of the community especially in those target areas of greatest need. CDBG funding specifically allocated to target this need includes:</p> <ul style="list-style-type: none"> <li>• <b>MOMS Orange County Infant Development Program</b> - This program provides health care services to mothers and babies living in poverty. Monthly in-home visits and health screenings are conducted through the baby's first birthday with the goal to help babies from vulnerable families reach developmental milestones on time, while equipping mothers and fathers for healthy parenting and family bonding.</li> </ul> <p>During the 2017-18 program year, 190 Tustin residents are anticipated to be served through this program.</p>
9	<b>Goal Name</b>	Other Youth Programs
	<b>Goal Description</b>	<p>Youth centers/services have been identified by the community as essential to provide recreational options to area youth. The target area for the CDBG program is severely limited in terms of park and recreation resources that are available to area youth desiring to participate in constructive, affordable, and organized activities. Therefore, priority programs to address the need for youth centers and services within the City of Tustin include:</p> <ul style="list-style-type: none"> <li>• <b>Tustin Family Youth Center</b> – CDBG funds will be allocated to the City of Tustin Parks and Recreation Department to provide a full-time recreation coordinator at the Tustin Family Youth Center located in the southwest neighborhood of the City. The Center provides free and affordable recreation services to children, the majority of whom are of Low-income families.</li> <li>• <b>YMCA of Orange County</b> - CDBG funds will be used for funding to provide financial assistance via scholarships to low/very low/extremely low income Tustin residents</li> </ul> <p>During the 2017-18 Program Year, the City anticipates serving 1,633 youths through these programs.</p>

10	<b>Goal Name</b>	Existing Parks/Recreation Facilities
	<b>Goal Description</b>	<p>The City's CDBG target area was largely developed prior to its annexation by the City of Tustin; therefore, the area is comparatively limited in terms of park and recreational opportunities. The higher population density within the target area also contributes to the need for more recreational facilities. As a result, considerable attention has been focused on ways to provide additional private and public youth, adult, and senior services and facilities to supplement those which are heavily used at this time.</p> <p>The City is anticipating renovations to commence during the future program years of 2018, 2019, and 2020 including Pine Tree Park picnic shelter renovations, establishing a walking trail in Frontier Park, and multiple facility improvements at Peppertree Park. Each of these parks are located within the CDBG Low/Moderate Income Target Area.</p>
11	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	<p>The majority of the streets, sidewalks, and infrastructure in the CDBG target area, were constructed more than 40 years ago. Also, some portions of the target area were never developed with storm drain and/or sidewalks. These facilities have reached the age where they are beginning to deteriorate more rapidly and require reconstruction. With the population growing, the need for new street surfacing and infrastructure is also increasing. The City's objective is to promote the improvement of existing infrastructure and the creation of new infrastructure where such infrastructure is nonexistent or completely inadequate. Infrastructure improvements include:</p> <ul style="list-style-type: none"> <li>• <b>Old Town Improvements</b> - Improvements in support of the overall vision for the Old Town/Downtown Commercial Core Plan area to promote the area as the historic, economic, and cultural heart of the City in such a way that enhances its strong business environment and bolsters the City's high quality of life.</li> </ul> <p>During the 2017-18 Program Year it is anticipated that 3,500 residents within the CDBG Low/Moderate Income Census Tract Target Area will directly benefit from the improvements.</p>

12	<b>Goal Name</b>	Graffiti Removal
	<b>Goal Description</b>	CDBG funds will be allocated for the removal of graffiti in the southwest neighborhood. The southwest neighborhood is located within the CDBG Low/Mod Income Census Tract Target Area. During the 2017-18 Program Year, the City anticipates assisting 32,993 individuals residing in the CDBG Low/Mod Income Census Tract Targe Area by removing 3,000 cases of graffiti.
13	<b>Goal Name</b>	Congregate/Home Delivered Meals
	<b>Goal Description</b>	<p>Area senior services are presently provided through the City’s full-service senior center located in Old Town Tustin. While the senior center is geographically close to the CDBG target area, multi-cultural and economic limitations may be preventing full participation in the center’s programs. Additional services are necessary to target this population. Current programs include:</p> <ul style="list-style-type: none"> <li>• <b>Community SeniorServ</b> – Community SeniorServ’s Nutrition Program for the elderly includes congregate and home-delivered meals. These programs provide nutritious meals to Tustin’s elderly residents. The program’s objective is to alleviate poor nutrition among the vulnerable elderly population, especially prevalent among those who live alone and/or on limited incomes. The program not only provides meals at a congregate site in Tustin, but also home delivery of meals to at-risk seniors (homebound) residing within the City. CDBG funds will be allocated to reimburse the raw food and other meals’ related costs.</li> </ul> <p>During the 2017-18 Program Year, it is anticipated that SeniorServ will provide 175 congregate and/or home-delivered meals.</p>

14	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<p>Stimulating and retaining business within the CDBG target areas is necessary to rejuvenate dilapidated areas, stimulate private investment, strengthen the City’s financial base, improve public facilities, create jobs, and prevent further economic decline to enhance the quality of life in the area.</p> <p>CDBG funding will be allocated towards the following program during the 2017-18 Program Year:</p> <ul style="list-style-type: none"> <li>• <b>Downtown Commercial Core Commercial Design/Rehabilitation Program</b> - Provide commercial design/rehab funds to businesses participating with the Downtown Commercial Core Plan, specifically focused on, but not limited to, businesses that advantage of the Main Street/El Camino Real enhancements currently being designed by the Public Works Department.</li> </ul> <p>Additional city staff resources and funds will be utilized to assist businesses that benefit the CDBG target area. Programs assisting business includes:</p> <ul style="list-style-type: none"> <li>• <b>Start up and Technical Assistance</b> – The Economic Development Department has assumed the responsibilities of economic development with the dissolution of the City’s Redevelopment Agency. The Department provides businesses with access to a variety of financing programs authorized by either the federal or state government, as well as programs provided by other private, public and nonprofit agencies. The City also facilitates preliminary development/business license application meetings to discuss site location needs that would be of mutual benefit to the City and businesses and may be able to facilitate land assembly assistance or zoning incentives. The Community Development Department provides permit streamlining services to target businesses.</li> </ul> <p>During the 2017-18 Program Year, the City anticipates that one business will be assisted through CDBG funding, and that five additional Economic Development Programs will be administered.</p>

15	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	<p>Property maintenance issues are of significant importance to the community as the majority of residential, commercial, and industrial structures in the target area are around 45 years in age having been built in the late 1960's and 1970's. Absentee property owners contributed to delayed property maintenance in many cases. Active Code Enforcement is needed to ensure that properties are properly maintained in accordance with City standards. Programs addressing code enforcement include:</p> <ul style="list-style-type: none"> <li>• <b>Code Enforcement</b> – Provide community preservation services through the funding of a full-time Code Enforcement Officer who will work only with the CDBG Low/Moderate Income Target Area of the city.</li> </ul> <p>During the 2017-18 Program Year, the City anticipates 100 Code Enforcement cases to be addressed within the CDBG Low/Moderate Income Census Tract Target Area.</p>

16	<b>Goal Name</b>	Planning Activities
	<b>Goal Description</b>	<p>Planning services are needed to administer the CDBG program, to prepare planning documents, and to facilitate fair housing assistance - these services are necessary to support other Consolidated Plan priorities. Planning and administration programs include:</p> <ul style="list-style-type: none"> <li>• <b>Fair Housing Activities</b>– Tustin has distinct and independent policies and programs that affect housing development. From time to time the City will review these policies and programs and evaluate if modifications may be warranted to ensure the jurisdiction is affirmatively furthering fair housing. In addition, CDBG funds will be allocated to contract with the Fair Housing Foundation to provide fair housing services to Tustin residents. The Fair Housing Foundation activities during the 2016-17 reporting period will include: Fair Housing Community Education – Conduct fair housing community education presentations, publish and distribute fair housing newsletters, speak at public meetings, and hold training programs for consumers and housing industry professionals. Fair Housing Enforcement – Respond to housing discrimination complaints, including investigation and portfolio testing, to evaluate the merits of a fair housing claim, and if appropriate, conciliation and/or prosecution of meritorious housing discrimination cases. Tenant Legal Assistance – Provide legal assistance in court actions within the region, which involve important housing rights such as eviction, housing discrimination, substandard conditions, or retaliation for exercising a lawful right. Housing Dispute Evaluation &amp; Resolution – Assist in evaluating housing issues/complaints. Mediation Program – Resolve disputes through certified mediators to assist housing providers/consumers to reach agreements about the disputes without litigation.</li> <li>• <b>Planning and Administration</b> – CDBG funds will be allocated for City staff administration of the CDBG program. Funds may also be used to undertake specific plans with impact to the Low- and Moderate-income target area.</li> <li>• <b>Downtown Commercial Core Plan</b> - This project will involve the preparation of a master plan to provide a comprehensive planned vision of Old Town Tustin in order to encourage economic development and coordinated improvements. Development of the plan will continue to progress during the 2017-18 program year.</li> <li>• <b>Affordable Housing Program Administration</b> - CDBG funds will be allocated for the administration of the City of Tustin's affordable housing program and the maintenance of the City's affordable housing stock.</li> </ul> <p>During the 2016-17 Program Year, the City anticipates administration of one planning program.</p>

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City of Tustin’s 2013 Housing Element provides an “Assisted Housing Inventory” listing affordable housing units available to special-needs groups and families. According to this inventory, the City of Tustin maintains 1,197 affordable housing units for extremely low, low, and moderate-income families. In 2015, 225 affordable units at Anton Legacy Apartments and 37 affordable units at Amalfi Apartments opened.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Tustin is implementing a one-year funding cycle for non-public service programs such as public facility improvements, housing/neighborhood rehabilitation and preservation, and program administration/planning activities. Funding requests for these types of projects will be reviewed annually. Public Service programs will also be allocated funding on a one-year funding cycle.

For 2017-18, the City of Tustin’s CDBG grant allocation is anticipated to be approximately \$680,000. The official funding amount will be provided once the City of Tustin receives formal notification from HUD. Of this amount, a maximum of 15 percent may be used for public services and 20 percent for program administration. The following is a listing of the activities that will be funded with CDBG during PY 2017-18:

#	Project Name
1	Graffiti Removal - CDBG Low/Moderate Income Target Area
2	Tustin Family & Youth Center Coordinator
3	Community SeniorServ
4	Goodwill of Orange County
5	Human Options
6	Mary's Shelter
7	Mercy House
8	MOMS Orange County
9	Olive Crest
10	YMCA of Orange County
11	Old Town Improvements
12	Code Enforcement
13	Downtown Commercial Core Commercial Design/Rehabilitation
14	Affordable Housing Program Administration
15	Fair Housing Services
16	CDBG Program Administration

**Table 8 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved**

## **needs**

The City's aim is to leverage, to the maximum extent feasible, the use of available federal, State, and local funds in an effort to create a viable community, develop new affordable housing opportunities, and maintain and preserve existing housing. To ensure the financial feasibility of a project, the City will consider the use of funds from other sources, such as the City's Housing Authority set-aside funds, to further affordable housing and community development goals whenever a match, grant, or loan is necessary or appropriate. The City will continue to allocate its CDBG funding to projects with the CDBG Low/Moderate Census Tract Target Area, or to directly benefit low/moderate income residents.

To meet the underserved needs of the community, the City will: make efforts to coordinate with federal, State, and local agencies to provide appropriate assistance to residents; coordinate with public service providers to promote adequate services to residents; and, work to provide physical improvements to slum and blighted areas and neighborhoods with concentrations on the CDBG Low/Moderate Census Tract Target Area.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Graffiti Removal - CDBG Low/Moderate Income Target Area
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Graffiti Removal
	<b>Needs Addressed</b>	Graffiti Abatement
	<b>Funding</b>	CDBG: \$29,197 General Fund: \$171,500
	<b>Description</b>	Removal of graffiti from privately and publicly-owned improvements in the CDBG Low/Moderate Income Target Area, primarily the southwest area of the City.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Residents of the CDBG Low/Moderate Census Tract Target Area, approximately 32,993 residents.
	<b>Location Description</b>	CDBG Low/Mod Census Tract Target Area.
	<b>Planned Activities</b>	Graffiti removal with CDBG funding to be used solely within the CDBG Low/Mod Census Tract Target Area.

<b>2</b>	<b>Project Name</b>	Tustin Family & Youth Center Coordinator
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Other Youth Programs
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$19,200 General Fund: \$70,500
	<b>Description</b>	Funding for salary and benefits for a full-time program coordinator who provides direct leadership for the operation of the Tustin Family Youth Center including facility management, service provision, outreach efforts, community partnerships, donations/grants, education assistance, special events, and youth programming.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,615 Tustin youth.
	<b>Location Description</b>	Tustin Family Youth Center, 14772 Newport Ave, Tustin, CA 92780
	<b>Planned Activities</b>	The Tustin Family Youth Center provides a full range of social, educational, and recreational programs for families and youth. It also serves as a resource and referral center for families in need and at-risk youth.
<b>3</b>	<b>Project Name</b>	Community SeniorServ
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Senior Services Congregate and Home Delivered Meals
	<b>Needs Addressed</b>	Senior Programs Senior Services

	<b>Funding</b>	CDBG: \$15,700
	<b>Description</b>	Lunch program for the elderly at a congregate meal site (Tustin Area Senior Center), and through home delivery. Funds will be utilized to pay for meal-related expenditures, and raw food costs.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	175 elderly Tustin residents.
	<b>Location Description</b>	SeniorServ will provide congregate meal service at the Tustin Senior Center located at 200 South C Street, Tustin, CA 92780, and will provide home-delivered meals at various households within the City.
	<b>Planned Activities</b>	Providing a congregate lunch meal program at the Tustin Area Senior Center, as well as providing home-delivered meals to seniors who cannot leave the home.
<b>4</b>	<b>Project Name</b>	Goodwill of Orange County
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Strategies to Address Homelessness
	<b>Needs Addressed</b>	Homeless Needs & Supportive Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding to be utilized to facilitate and manage emergency funding grants which would address the immediate and critical needs of veterans and their families, focusing on veterans on the verge of homelessness.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Tustin residents including veterans and their families.
	<b>Location Description</b>	1231 Warner Avenue, Tustin, CA 92780
	<b>Planned Activities</b>	Grants will be awarded by the Orange County Goodwill to veterans and their families with critical needs including those who are on the verge of homelessness, unemployed, or who are at-risk of losing employment. The funds also serve veterans who are advancing their education and attending local colleges.
5	<b>Project Name</b>	Human Options
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Transitional Housing
	<b>Needs Addressed</b>	Homeless Needs & Supportive Services
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Staff salary, benefit, and administrative costs for a transitional housing program, which provides low-cost housing and supportive services to increase client self-sufficiency for abused women and children. Supportive services include case management, financial literacy, employment workshops, legal advocacy, or counseling.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 Tustin residents.
	<b>Location Description</b>	Transitional housing units located in the City of Tustin (address confidential). Program offices located at P.O. Box 53745 Irvine, CA 92619.

	<b>Planned Activities</b>	Assistance to individuals, primarily women and children, who have experienced domestic violence. Human Options offers transitional housing and supportive services for those who need extra time and support with finding permanent housing and supportive services.
<b>6</b>	<b>Project Name</b>	Mary's Shelter
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Strategies to Address Homelessness
	<b>Needs Addressed</b>	Homeless Needs & Supportive Services
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Funding for staff salary and benefit costs related to administering the Education and Self-Sufficiency Program, which strives to provide a safe environment for homeless at-risk pregnant teens and their babies, including a clean environment, good nutrition, medical care, and childbirth preparation.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 teens and children.
	<b>Location Description</b>	Program address is confidential. Mailing address: P.O. Box 10433, Santa Ana, CA 92711.
	<b>Planned Activities</b>	Provide residential program services to pregnant or parenting teens ages 12 - 19 years old who were removed from their homes due to abuse or neglect, abandoned by families in crisis due to teen pregnancy, or living in homeless families. Teen mothers may live at the facility until they are 19 years old or graduated from high school.
<b>7</b>	<b>Project Name</b>	Mercy House
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Strategies to Address Homelessness

	<b>Needs Addressed</b>	Homeless Needs & Supportive Services
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Mercy House Cold Weather Shelter Armory Program will provide emergency shelter to homeless individuals. Funding requested for supplies and facility expenses.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Tustin residents.
	<b>Location Description</b>	Armory Emergency Shelter 612 E. Warner Avenue, Santa Ana, CA 92707
	<b>Planned Activities</b>	Operation of the Emergency Services Programs that provide shelter, access to shower and hygiene facilities, and services to the homeless men and women living on the streets in Orange County.
<b>8</b>	<b>Project Name</b>	MOMS Orange County
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Strategy for Non-Housing Community Dev. Needs
	<b>Needs Addressed</b>	Public Service Needs
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Funding to provide health care services for mothers and babies living in poverty. Monthly in-home visits and health screenings are conducted through the baby's first birthday, with the goal to help babies from vulnerable families reach developmental milestones on time, while equipping mothers and fathers for healthy parenting and family bonding.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	190 Tustin residents.
	<b>Location Description</b>	Services delivered throughout Tustin. Program offices located at 1128 W. Santa Ana Blvd., Santa Ana, CA 92703
	<b>Planned Activities</b>	The Infant Development Program serves families with a low-cost, high-impact model of maternal-child health coordination, monthly home visitation, infant developmental assessment, parenting education, and group classes including workshops for new fathers.
9	<b>Project Name</b>	Olive Crest
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Transitional Housing
	<b>Needs Addressed</b>	Homeless Needs & Supportive Services
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Funding for staff salary and benefits to house foster care youth ages 15 - 18, during which the youth receive shelter, life skills education, and support services necessary to become independent and successful adults. Project Independence also prepares youth for emancipation as well as improves outcomes for youth beyond age 18.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 Tustin youth.
	<b>Location Description</b>	Transitional housing units address is confidential. Program offices are located at 2130 E. Fourth Street, Ste. 200, Santa Ana, CA 92705

	<b>Planned Activities</b>	Project Independence Transitional Housing Placement Program, prepares youth for emancipation from the foster care system, as well as improves their outcomes beyond age 18. Case management includes financial support, food, clothing, and education.
<b>10</b>	<b>Project Name</b>	YMCA of Orange County
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Other Youth Programs
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$5,700
	<b>Description</b>	Funding to provide financial assistance via scholarships to low/very-low/extremely-low income Tustin residents.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 Tustin youth and their families.
	<b>Location Description</b>	17212 Elizabeth Way, Tustin, CA 92780
	<b>Planned Activities</b>	The Financial Assistance Scholarship Program will be administered for the Tustin Unified School District's After School and Summer Camp programs.
<b>11</b>	<b>Project Name</b>	Old Town Improvements
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Old Town Parklets Main Street Other Infrastructure Needs

	<b>Funding</b>	CDBG: \$393,654
	<b>Description</b>	Improvements in support of the overall vision for the Old Town/Downtown Commercial Core Plan area to promote the area as the historic, economic, and cultural heart of the City in such a way that enhances its strong business environment and bolsters the City's high quality of life.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,500 residents of the Old Town Tustin area.
	<b>Location Description</b>	Old Town Tustin/Downtown Commercial Core Plan Area located within census tract 755.05 Block Groups 1, 2, and 3.
	<b>Planned Activities</b>	Public facility improvements throughout Old Town Tustin to potentially include, parklets, bollards, Main Street design, sidewalks, park lighting, etc.
<b>12</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Code Enforcement
	<b>Funding</b>	CDBG: \$88,000
	<b>Description</b>	Provide community preservation services through the funding of a full-time Code Enforcement Officer who will work only with the CDBG Low/Moderate Income Target Area of the city.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	32,993 will benefit within the CDBG Low/Mod Census Tract Target Area.
	<b>Location Description</b>	Code Enforcement activities being funded by CDBG will take place strictly within the CDBG Low/Mod Census Tract Target Area.
	<b>Planned Activities</b>	Code Enforcement within the CDBG Low/Mod Census Tract Target Area.
13	<b>Project Name</b>	Downtown Commercial Core Commercial Design/Rehabilitation
	<b>Target Area</b>	CDBG Low/Mod Census Tract Target Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Rehabilitation Other Commercial/Industrial Improvement
	<b>Funding</b>	CDBG: \$36,455 General Fund: \$23,545
	<b>Description</b>	Provide commercial design/rehab funds to businesses participating with the Downtown Commercial Core Plan, specifically focused on, but not limited to, businesses that advantage of the Main Street/El Camino Real enhancements currently being designed by the Public Works Department. Limited to façade improvements only.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,500 residents living within the Old Town Area.
	<b>Location Description</b>	Old Town Tustin/Downtown Commercial Core Plan Area located within census tract 755.05 Block Groups 1, 2, and 3.

	<b>Planned Activities</b>	Funding provided to rehabilitate businesses within the Downtown Commercial Core Plan Area, which is an area also within the CDBG Low/Moderate Census Tract Target Area.
<b>14</b>	<b>Project Name</b>	Affordable Housing Program Administration
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Preservation of At-Risk Rental Units
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Staff time associated with the development of affordable rental housing in Tustin. Legal fees for costs associated with maintaining and developing the affordable housing program. Re-sale, refinance, and monitoring of 281 affordable home ownership units.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	281 residents living within Tustin's affordable housing stock.
	<b>Location Description</b>	275 Centennial Wat, Ste. #104, Tustin, CA 92780
	<b>Planned Activities</b>	Provide for administration of the City of Tustin's Housing program, including development and preservation of affordable rental housing.
<b>15</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Planning Activities
	<b>Needs Addressed</b>	Planning Housing
	<b>Funding</b>	CDBG: \$14,545

	<b>Description</b>	Providing counseling services related to housing complaints, outreach activities, legal services, and fair housing education seminars.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	678 Tustin residents. Fair Housing cases handled in their main office at: 3605 Long Beach Blvd. #302, Long Beach, CA 90807. Fair Housing workshops and events are typically held at the Tustin Library, 345 E. Main Street, Tustin, CA 92780.
	<b>Location Description</b>	Fair Housing cases handled in their main office at: 3605 Long Beach Blvd. #302, Long Beach, CA 90807. Fair Housing workshops and events are typically held at the Tustin Library, 345 E. Main Street, Tustin, CA 92780.
	<b>Planned Activities</b>	Providing counseling services related to housing complaints, outreach activities, legal services, and fair housing education seminars.
16	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	City of Tustin
	<b>Goals Supported</b>	Planning Activities
	<b>Needs Addressed</b>	Planning
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Funding for program oversight, coordination, and compliance.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the # and type of families that will benefit from the proposed activities</b>	Citywide benefit, approximately 76,000 persons.
	<b>Location Description</b>	300 Centennial Way, Tustin, CA 92780
	<b>Planned Activities</b>	Provide day-to-day administration of the CDBG program.

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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Tustin does not contain a "Target Area" as defined by HUD; however, the City has identified the census tracts/block groups which contain 51% or higher low/mod income residents. This area is generally within the southwest area of the City. Funding for all CDBG activities within the City of Tustin will benefit the Low/Mod income population. Public Service activities must ensure that they serve a majority of Low/Mod income residents, and Public Facilities projects must fall within the CDBG Low/Mod Census Tract Area. Please refer to the Appendix C to view a map of the CDBG Low/Mod Census Tract Target Area, as well as a map of CDBG Funded project locations.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Low/Mod Census Tract Target Area	100
City of Tustin	

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Tustin's rationale for prioritizing CDBG funds to be expended to directly benefit the low/mod income population or within those census tracts/block groups which have been identified as low/mod income tracts includes that:

- This area has been identified as having a population at least 51% or higher of low/moderate income residents. The housing stock in this area is primarily 30 years old or older, which indicates it may be in need of rehabilitation.
- Needs within this area include affordable housing, child care, improved access to public facilities and services, and infrastructure street/sidewalk improvements.
- Opportunities for improvement in this area include providing increased access to services for youth and children, increased access to public facilities such as parks, and improving the conditions of sidewalks and streets.

### Discussion

Tustin is a relatively small jurisdiction with limited areas which meet the federal criteria of slum and blight or concentrations of Low- and Moderate-income persons. Nevertheless, PY 2017-18 funds have been allocated on the basis of meeting the national objectives of the CDBG program, including programs benefiting Low- and Moderate-income persons or possibly preventing slum and blight.

Based on Consolidated Plan priorities, the City will focus public services and improvements in the portion of the City known as the Southwest Neighborhood which is also in the CDBG target area. The 2017-18 Action Plan reflects this "geographic" priority for allocating investment as indicated on the CDBG Low-and Moderate-Income Areas and Project Locations maps.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Tustin has set one-year Action Plan goals with regard to the provision of affordable housing in the following areas: preservation of at-risk affordable housing rental units; multi-family rental new construction/acquisition and rehabilitation; first-time homebuyer and/or foreclosure negotiated purchase; new housing construction; and, downpayment assistance. In addition, data below provides the number of homeless, special-needs, and other families assisted with affordable housing. One-year goals are also listed regarding rental assistance and production of new units. Due to the dissolution of the State’s Redevelopment Agencies, the City is not providing rehabilitation of existing units or acquisition of existing units at this time, but is hopeful that these efforts will continue once funding becomes available.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	583
Non-Homeless	789
Special-Needs	308
Total	1,680

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	300
The Production of New Units	36
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	336

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Tustin’s 2013 Housing Element provides an “Assisted Housing Inventory” listing affordable housing units available to special-needs groups and families. Affordable housing for special-needs families is provided at: Tustin Gardens; Coventry Court; and, Heritage Place. Affordable housing for other families is provided at: Kenyon Pointe; Westchester Park; Flanders Pointe; Tustin Grove; Ambrose Lane; Chatam Village; Tustin Field I; Tustin Field II; Arbor Walk; Cambridge Lane; Camden Place; Clarendon; Anton Legacy; and, Amalfi.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Tustin does not maintain public housing units; however, the City supports the Orange County Housing Authority (OCHA) housing choice voucher program. As of September 30, 2016, 349 Tustin households received rental assistance administered by OCHA.

### **Actions planned during the next year to address the needs to public housing**

The City does not own or operate public housing, and no public housing developments are proposed for Program Year 2017-18.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

No further discussion at this time.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Data regarding Tustin's homeless population has been gathered at a recent Point in Time (PIT) count conducted within the city on January 28, 2017. This data will not be available to the City until approximately June 2017, nevertheless, it is recognized that homelessness is a regional issue for which the City of Tustin must provide a “fair share” of services to address the needs of the region’s homeless. To this end, the City of Tustin participates in the County of Orange’s annual Continuum of Care (CoC) application process and the Association of California Cities – Orange County’s Homelessness Task Force.

With regard to activities which address other special-needs groups who are not homeless, the City’s Senior Center is supportive in providing assistance to the elderly and frail elderly. These services include transportation services, case management, information and referrals, shared housing program, senior activities, health and fitness, and other recreational activities.

The City allocates CDBG funds to assist the Community SeniorServ to provide meal service to the elderly and frail elderly (home-bound elderly). The City will continue to refer persons with special needs, such as persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug dependencies, and persons with HIV/AIDS to appropriate agencies.

The following organizations will utilize CDBG funding to provide homeless services and special needs services for PY 2017-18: Mercy House through their Cold Weather Shelter Armory Program; Olive Crest through their Transitional Housing Placement Program; Human Options through their Third Step Transitional Housing Program; Mary's Shelter through their Education and Self-Sufficiency Program; Goodwill of Orange County through their Emergency Funding Grants and, Community SeniorServ through their Senior Congregate and Home Delivered Meal Program.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Available statistics currently indicate that the City of Tustin does not have a significant population, nor subpopulation, of homeless persons or homeless families with children. The City anticipates that homeless persons and homeless persons with children will be assisted on an as needed basis by making appropriate referrals to organizations or agencies that provide shelter, food and other services for homeless persons and homeless families with children.

However, the City of Tustin recognizes that homelessness is a regional issue which needs to be addressed by all jurisdictions regardless of individual circumstances. The City identifies the Homeless Assistance Plan, established for the MCAS Tustin Specific Plan area, as one of the strategies to address the homelessness issue. The Homeless Assistance Plan provides assistance for supportive housing and

supportive services to help homeless persons and families transition from homelessness to living as independently as possible. The plan includes 387 beds at the Village of Hope facility to assist in the movement of homeless individuals and families to permanent housing within 24 months, and supportive services designed to address the special needs of homeless persons. Other homeless service providers operating in the MCAS Tustin Specific Plan area are the Orange County Social Services Tustin Family Campus, Salvation Army, Orange Coast Interfaith, Families Forward, and Human Options.

The City has developed a strategy that will continue to refer homeless persons and homeless families with children to service agencies and organizations. Through financial contributions, the City will support agencies which provide shelter and other services to the homeless.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Tustin and Orange County Rescue Mission executed a ground lease to support the Rescue Mission's construction/rehabilitation of a 5.1 acre site to establish a 192-unit emergency and transitional housing project at the former MCAS Tustin. Recently, the Tustin Planning Commission authorized the Village of Hope to increase their transitional housing capacity to 387 beds, an increase of 195 beds. This emergency and transitional housing facility is currently in operation.

With respect to PY 2017-18, the City will allocate CDBG funds to: Mercy House Armory, an emergency shelter program for homeless individuals; Human Options, a transitional housing program for abused women and children; Mary's Shelter, an emergency shelter for pregnant teens and their children; and, Olive Crest, a transitional housing program for young adults in the foster care system. In addition, the Orange County Rescue Mission is has established 8 new transitional housing units specifically for veterans and their families.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City recognized that the homeless are often in need of low rent or subsidized housing in order to make the transition to independent living. The Orange County Housing Authority will continue to assist homeless persons on the Section 8 waiting list. Additional efforts to help the homeless also are provided by local nonprofits and churches. CDBG funding will specifically be allocated to Goodwill of Orange County to provide emergency funding grants to veterans and their families on the verge of homelessness.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly**

**funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

As stated above, the City of Tustin participates in the County of Orange Continuum of Care process and the Association of California Cities – Orange County’s Homelessness Task Force. Through this process the City is able to keep current with the region’s homeless shelter and service needs. Additionally, through its partnership with the Orange County Housing Authority (OCHA), Tustin renter households have access to OCHA’s Family Self-Sufficiency Program. Preference for this program is given to families with children who are homeless or who are in danger of becoming homeless (those paying over 50 percent of household income for rent). In addition to providing housing assistance, this program provides a variety of support services designed to assist participants become economically independent including job training and employment for program participants.

Tustin has allocated the maximum allowable amount of its CDBG funds to public service programs. While some of the organizations funded do not directly serve the homeless, many of their activities may help prevent homelessness. These activities include counseling programs for victims of domestic violence, at-risk youth, veterans services, family and infant care, and youth services through the Tustin Family and Youth Center and YMCA of Orange County.

## **Discussion**

Through the 2017-18 Program Year, the City of Tustin will continue to support its Consolidated Plan priority needs and performance goal regarding a strategy for homelessness through planned activities such as the Homeless Housing Partnership Program, Section 8 Rental Assistance, and providing administrative support for affordable housing activities.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Barriers or impediments to affordable housing are caused when the incentive to develop this housing is removed due to excessive development costs or the lack of community commitment. Some development costs are motivated by economic conditions and other issues that affected the real estate market, and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state and local governments, and the “Not In My Back Yard” (NIMBY) phenomenon.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As stated in the Consolidated Plan, the City has adopted indirect assistance programs to address negative impacts created by barriers to affordable housing. The programs listed below are identified as the means by which the City of Tustin will address barriers to affordable housing during the 2017-18 funding year.

- Accessory dwelling units
- Deed restrictions
- Fees, extractions, and permit procedures
- Environmental constraints
- Pre-application conferences
- Shared housing
- Permit processing and coordination
- Section 8 Rental Assistance
- Housing referral program
- Density Bonus program
- Mixed Use zoning

### **Discussion**

Tustin’s Consolidated Plan Section MA-40 further discusses the barriers to affordable housing and elaborates on constraints such as zoning, housing development fees, the development review process, infrastructure constraints, Davis-Bacon Wage Compliance, floodplain insurance, and other existing needs. An overview of these points includes:

### **Zoning Ordinances**

Development standards include zoning ordinances, subdivision ordinances and building code

requirements. The most far-reaching constraints are those contained in the City's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use, density, floor area, setbacks, parking, placement and mix of residential, commercial, and industrial projects. Zoning can also regulate the intensity of residential land use through minimum lot size requirements.

### **Housing Development Fees**

Various fees and assessments are charged by the City and other outside agencies (e.g., school districts, sewer/sanitation agencies) to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed based on the concept of cost recovery through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Tustin is highly urbanized with most of its necessary infrastructure, such as streets, sewer and water facilities already in place. Nonetheless, site improvements can significantly add to the cost of producing housing. Cost-effective site planning or use of housing set-aside funds for those projects within the redevelopment project areas can minimize site improvement costs.

### **Development Review Process**

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. State Law establishes maximum time limits for project approvals and City policies provide for the minimum processing time necessary to comply with legal requirements and review procedures.

### **Infrastructure Constraints**

All development within the City is scrutinized for its impacts on the community in transportation, sewer, parks, recreation and pedestrian use. The cost of new or improved infrastructure is often paid by the developer, who shifts the cost to the project, thus increasing the housing costs.

### **Davis-Bacon Wage Compliance**

A prevailing wage must be paid to laborers when federal funds are used for any project over \$2,000 or any multi-family project over eight units. The prevailing wage is usually higher than competitive wages. Davis-Bacon requires extensive paperwork that adds to housing costs to document the prevailing wages in order to comply with monitoring requirements.

### **Floodplain Insurance**

When federal funds are used to rehabilitate homes or build new homes located in a floodplain zone, the

developer or homeowner is required to obtain flood insurance. This requirement can be costly and impact low-income homeowners, especially where minor rehabilitation is involved.

### **Existing Needs**

Existing needs as discussed within the Needs Assessment Section of the Consolidated Plan include housing problems such as substandard housing lacking complete plumbing or kitchen facilities, overcrowding, cost burdened families, and families with a disproportionately greater need.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The five-year Consolidated Plan contains a housing and homeless needs assessment which describes estimated housing needs for Low- and Moderate-income residents, special needs populations, and the homeless. During the 2017-18 funding year, the City of Tustin will undertake the following additional actions to address obstacles to meeting underserved needs including the following goals: foster and maintain affordable housing; remove barriers to affordable housing; develop institutional structure; enhance coordination between public and private housing and social services agencies; foster public housing improvements and resident incentives; and, use available federal, state, and local financial resources to underserved needs.

### **Actions planned to address obstacles to meeting underserved needs**

To meet the needs of the City's underserved population, efforts will be made to:

- Coordinate with federal, State, and local agencies to provide appropriate assistance to residents.
- Coordinate with public service providers to promote adequate services to residents.
- Work to provide physical improvements to slum and blighted areas and neighborhoods with concentrations of Low- and Moderate-income areas.

### **Actions planned to foster and maintain affordable housing**

The City will continue to use available federal, State, and local resources to foster and maintain affordable housing through housing rehabilitation programs for multi- and single-family dwelling units and provide and/or maintain homeownership opportunities through various homebuyer assistance programs.

### **Actions planned to reduce lead-based paint hazards**

The City's Consolidated Plan notes that there does not appear to be a large number of housing units in the City that are at risk of lead-based paint hazard; however, to comply with Title X of the Housing and Community Development Act of 1992, the City has incorporated the following policies into its housing programs:

- Review existing building, housing, and rehabilitation codes to assure lead-based paint hazard reduction is incorporated.
- Require testing and hazard reduction in conjunction with rehabilitation.
- Require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

### **Actions planned to reduce the number of poverty-level families**

The City continues to support and implement the goals, policies, and programs, as noted in the City's Housing Element of the General Plan and the Consolidated Plan. These documents are designed to

provide for adequate, safe, and affordable housing to all segments of the population. The goals outlined in these documents include:

- Provide an adequate supply of housing to meet the City’s need for a variety of housing types to meet diverse socio-economic needs.
- Ensure equal housing opportunities for all existing and future City residents.
- Ensure a reasonable balance of rental and owner-occupied housing.
- Preserve the existing supply of affordable housing.
- Conserve, maintain, rehabilitate, and/or replace existing housing in neighborhoods that are safe, healthful, and attractive, in accordance with the adopted Land Use policy.

### **Actions planned to reduce the number of poverty-level families**

The City of Tustin does not have a formally adopted Anti-Poverty Strategy. However, the City’s Housing Element includes several goals, policies and programs designed to provide adequate, safe and affordable housing for all segments of the population. Five of the six goals within the Housing Element deal with ensuring that housing is affordable to all segments of the City’s population. The City has adopted corresponding policies and programs to implement the strategies. Attached to this report (Appendix D) are the City of Tustin's Anti-Poverty Goals and Policies.

### **Actions planned to develop institutional structure**

The City will continue to be involved in “network-building” activities with governmental, for-profit, and nonprofit organizations. Activities include attending quarterly Orange County Housing Authority Advisory Committee meetings. Tustin will also continue to fund the Fair Housing Foundation which provides fair housing and advocacy services for the region. Additionally, the City will continue to encourage and participate in efforts to work collectively and cooperatively with other Orange County jurisdictions.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Tustin does not own or operate any public housing; however, the City will continue to support and encourage efforts of the Orange County Housing Authority to coordinate private housing resources and social service agencies’ programs.

### **Discussion**

Through the abovementioned actions, the underserved needs of Tustin's community will be met.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

A description of all CDBG funds expected to be available during the 2017-18 program year is provided in Section AP-35 (Projects) of the Action Plan. No program income has been received from the previous program year; none is anticipated for 2017-18. The City has no urban renewal settlements, grant funds returned to the line of credit or income from float-funded activities.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

The City of Tustin is implementing a one-year funding cycle for non-public service programs such as public facility improvements, housing/neighborhood rehabilitation and preservation, and program administration/planning activities. Funding requests for these types of projects will be reviewed annually. Public Service programs will also be allocated funding on a one-year funding cycle.

**Appendix A**

**Funding Allocations for Program Year 2017-18**

## Potential Funding Allocations for Program Year 2017-18

### **Public Services Activities** (maximum 15% = \$108,997)

Graffiti Removal	\$29,197
Tustin Family & Youth Center Coordinator	\$19,200
Community SeniorServ	\$15,700
Goodwill of Orange County	\$10,700
Human Options	\$5,700
Mary's Shelter	\$5,700
Mercy House	\$5,700
MOMS Orange County	\$5,700
Olive Crest	\$5,700
YMCA of Orange County	<u>\$5,700</u>

**Public Services Subtotal** **\$108,997**

### **Public Facilities and Improvements**

Old Town Improvements	<u>\$393,654</u>
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**Public Facilities and Improvements Subtotal** **\$393,654**

### **Rehabilitation and Preservation Activities**

Code Enforcement	\$88,000
Downtown Commercial Core Commercial Design/Rehabilitation Program	\$36,455

**Rehabilitation and Preservation Subtotal** **\$124,455**

### **Program Administration & Planning Activities** (maximum 20% = \$136,000)

CDBG Program Administration	\$55,000
Affordable Housing Program Administration	\$30,000
Fair Housing Services	<u>\$14,545</u>

**Administration & Planning Subtotal** **\$99,545**

**Grand Total for all Activities** **\$ 726,651**

**Appendix B**  
**Public Hearing Notifications**  
**Notice of Public Review**  
**Agencies Contacted**

**AFFIDAVIT OF PUBLICATION**

STATE OF CALIFORNIA, )  
 ) ss.  
County of Orange )

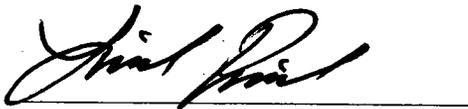
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the **Tustin News**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 24, 1928, Case No. A-601 in and for the City of Tustin, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**February 9, 2017**

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

**Date: February 9, 2017**



Signature

The Tustin News  
625 N. Grand Ave.  
Santa Ana, CA 92701  
(714) 796-2209

**PROOF OF PUBLICATION**

**OFFICIAL NOTICE OF PUBLIC HEARING  
CITY OF TUSTIN**

Notice is hereby given that the City of Tustin, California, will hold a Citizen Participation Committee (CPC) public hearing to discuss the City's Community Development Block Grant (CDBG) application to the Federal Department of Housing and Urban Development (HUD) for public services funding for Program Years: 2017-18; 2018-19; and 2019-20.

The public hearing will be held on:  
**Wednesday, February 22, 2017  
6:30 p.m.  
Tustin Library - Professional Training Center Room  
346 E. Main Street  
Tustin, California 92780**

The purpose of the public hearing is to inform interested citizens about the CDBG program, obtain citizens' views on CDBG priorities, and receive input and recommendations from the CPC on public service funding applications to be submitted to the City Council for consideration. The City Council will hold a public hearing on this matter at a later date.

The Housing and Community Act of 1974, as amended, created the CDBG program to return federal funds to local communities for the purpose of developing viable urban communities by providing adequate housing and a suitable living environment and by expanding economic opportunities, specifically for low- and moderate-income persons. Grants are awarded to communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, public services activities, and the provision of improved community facilities and services. Communities are encouraged to obtain citizen suggestions as to potential uses for these funds prior to submitting a formal application to HUD.

The amount of the City of Tustin's grant award for the 2017-18 program year is anticipated to be \$650,000. According to CDBG Program regulations, a maximum of 15 percent of the total award (\$102,000) may be used for public service programs.

Anyone interested in participating in the CDBG citizen participation process may appear at the meeting. For additional information, please contact the Community Development Department at (714) 573-3138.

**Erica N. Rabe  
City Clerk**

**Publish: Tustin News  
February 9, 2017 10892180**

**RECEIVED**

**FEB 16 2017**

**COMMUNITY DEVELOPMENT DEPT**



**AFFIDAVIT OF PUBLICATION**

STATE OF CALIFORNIA, )  
 ) ss.  
County of Orange )

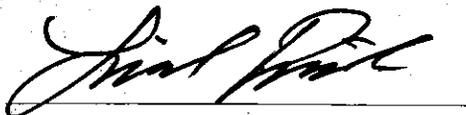
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**April 6, 2017**

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: April 6, 2017



Signature

The Tustin News  
625 N. Grand Ave.  
Santa Ana, CA 92701  
(714) 796-2209

**PROOF OF PUBLICATION**

**RECEIVED**

APR 14 2017

COMMUNITY DEVELOPMENT DEPT

**OFFICIAL NOTICE OF PUBLIC HEARING  
CITY OF TUSTIN**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM YEAR 2017-18 FUNDING ALLOCATION AND  
ACTION PLAN**

Notice is hereby given that the City Council of the City of Tustin, California, will hold a public hearing on April 18, 2017, at 7:00 p.m. in the Clifton C. Miller Community Center, located at 200 Centennial Way, Tustin, California. The purpose of the meeting is to review the Program Year 2017-18 Action Plan and funding allocation for submission to the U.S. Department of Housing and Urban Development (HUD).

The Housing and Community Act of 1974, as amended, established the Community Development Block Grant (CDBG) program to return federal funds to local communities for the purpose of developing viable urban communities by providing adequate housing, suitable living environment, and by expanding economic opportunities, specifically for low- and moderate-income persons. The City of Tustin's CDBG grant award for the 2017-18 program year is anticipated to be approximately \$680,000.

**2017-18 Action Plan**  
The Action Plan is a mandated annual submission requirement of HUD for participation in the CDBG process. The Action Plan describes the activities the City will undertake during the program year to address the priority needs of housing and community development. The Action Plan will include a program budget for disbursement of CDBG funds to activities that will be undertaken during the 2017-18 fiscal year.

**Proposed Funding Allocation of CDBG Funds for Fiscal Year 2017-18**  
The City Council will consider a program budget for Fiscal Year 2017-18 to fund public services (year one (1) of a three (3) year funding cycle), public facilities and improvements, rehabilitation and preservation, and program administration activities that will be undertaken during the program year. On February 22, 2017, the Citizen Participation Committee (CPC) held a public hearing and recommended that the City Council approve funding allocations for public service applications for a three (3) year funding cycle (2017 - 2020).

If you challenge the subject items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Tustin at, or prior to, the public hearing.

If you require special accommodations, please contact the City Clerk at (714) 573-3025.

Information relative to this item, including a list of proposed projects, is on file in the Community Development Department and is available for public review at City Hall. Anyone interested in the information above may call the Community Development Department at (714) 573-3138.

Eric N. Rabe | City Clerk  
Published: Tustin News, April 6, 2017 10925628

Marc Mullendore  
AIDS Services Foundation  
17982 Sky Park Circle, Suite J  
Irvine, CA 92614

Jamie Serrano  
Boys & Girls Club of Tustin  
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Tustin, CA 92780

Holly Hagler  
Community SeniorServ  
1200 N. Knollwood Circle  
Anaheim, CA 92801

Dolores Kollmer  
Dayle McIntosh Center  
501 N. Brookhurst St. #102  
Anaheim, CA 92801

Episcopal Service Alliance  
310 W. Broadway  
Anaheim, CA 92805

Anna Rubin  
Families Forward  
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Irvine, CA 92618

Kathy Copeland  
Goodwill of Orange County  
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Santa Ana, CA 92703

Carol Anne Williams  
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170  
Long Beach, CA 90803

Rebecca Ornelas  
Learning for Life  
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Santa Ana, CA 92705

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Mardan Center of Educational Therapy  
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Irvine, CA 92604

Assistance League of Tustin  
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Tustin, CA 92780

Lynne Tsuda  
Central Orange County YMCA  
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Orange, CA 92866

Margot Carlson  
Community Services Program  
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Santa Ana, CA 92705

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Disability Awareness Coalition  
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Irvine, CA 92612

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Fair Housing Council of Orange County  
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Santa Ana, CA 92705

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Friendship Shelter, Inc.  
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Laguna Beach, CA 92652

Mindy Weinheimer  
Human Options  
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Irvine, CA 92619

Laura Archuleta  
Jamboree Housing Corp.  
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Irvine, CA 92614

Danielle Heramio  
Legal Aid Society of Orange County  
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Santa Ana, CA 92705

Barbara Nelson  
Mary's Shelter  
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Santa Ana, CA 92711

Megan Hartman  
Big Brothers & Big Sisters of OC  
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Santa Ana, CA 92705

Susan Knopick  
Children's Bureau of So. Calif.  
50 S. Anaheim Blvd., Suite 241  
Anaheim, CA 92805

Lisa W. Jenkins  
Council on Aging Orange County  
2 Executive Cir., #175  
Irvine, CA 92614

Easter Seal Society, Inc.  
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Santa Ana, CA 92705

Barbara Shull  
Fair Housing Foundation  
3605 Long Beach Blvd., #302  
Long Beach, CA 90807

Dan Rogers  
Goodwill of Orange County  
410 North Fairview Street  
Santa Ana, CA 92703

Maricela Rios-Faust  
Human Options  
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Irvine, CA 92619

Joyce Riley  
Learning Disabilities of Southern Calif.  
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Santa Ana, CA 92799

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Lestonnac Free Clinic  
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Orange, CA 92869

Karen Gee  
Mary's Shelter  
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Santa Ana, CA 92711

Donna Core  
Meals on Wheels  
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Santa Ana, CA 92707

Michele Silva  
MOMS Orange County  
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Santa Ana, CA 92703

Charmaine Linley  
Olive Crest  
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Santa Ana, CA 92705

Laura Fisher  
Orange County Council  
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Santa Ana, CA 92705

Lois McKoon  
Probation Community Action  
Association  
18627 Brookhurst Street #425  
Fountain Valley, CA 92708

Jim Miller  
American Family Housing  
15161 Jackson Street  
Midway City, CA 92655

Kim Newhouse  
The Blind Children's Learning Center  
18542-B Vanderlip Ave.  
Santa Ana, CA 92705

Lorraine Martinez  
The Villa Center, Inc.  
910 North French Street  
Santa Ana, CA 92701

Tustin Area Historical Society &  
Museum  
395 El Camino Real  
Tustin, CA 92780

Carol Burby Garrett  
Tustin Public Schools Foundation  
150 El Camino Real, Suite 140  
Tustin, CA 92780

Andrea Garcia  
Mercy House Transitional Living Center  
P.O. Box 1905  
Santa Ana, CA 92702

Nancee Lee-Allen  
National Alliance on Mental Illness  
1810 E. 17th Street  
Santa Ana, CA 92705

Orange Children & Parents Together  
1063 N. Glassel Street  
Orange, CA 92867

Elaine Lintner  
Orange County SPCA  
P.O. Box 6507  
Huntington Beach, CA 92615

Warren Johnson  
Salvation Army  
10200 Pioneer Road  
Tustin, CA 92782

Special Olympics of Southern California  
1600 Forbes Way, #200  
Long Beach, CA 90810

Lorri Galloway  
The Eli Home, Inc.  
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Anaheim, CA 92805

Susan Stokes  
Turning Point Center for Families  
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Santa Ana, CA 92705

Tustin Chamber of Commerce  
700 W. First Street, Ste #7  
Tustin, CA 92780

Women Helping Women  
1800 McFadden Avenue, Suite 1A  
Santa Ana, CA 92705

Julie Vo  
MOMS Orange County  
1128 W. Santa Ana Blvd.  
Santa Ana, CA 92703

Doug Bistry  
O. C. Affordable Housing  
23861 El Toro Road, Suite 401  
Lake Forest, CA 92630

Laura Miller  
Orange Coast Interfaith Shelter  
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Irvine, CA 92614

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Pilgrimage Family Therapy  
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Laguna Hills, CA 92653

Jean Wegener  
Serving People in Need  
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Costa Mesa, CA 92626

St. Vincent de Paul Center for  
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Irvine, CA 92618

Julie Damon  
The Seed Institute  
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Irvine, CA 92618

Barbara Foster  
Tustin Area Council for Fine Arts  
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Tustin, CA 92781

Erin Nielsen  
Tustin Community Foundation  
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Tustin, CA 92781

Joan Loch & Dolores Marikian  
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13821 Newport Ave., Suite 200  
Tustin, CA 92780

Sara Steffen  
YMCA of Orange County  
13821 Newport Ave., Suite 200  
Tustin, CA 92780

Stephanie Enano  
Child Abuse Prevention Center  
2390 E. Orangewood Ave., Suite 300  
Orange, CA 92806

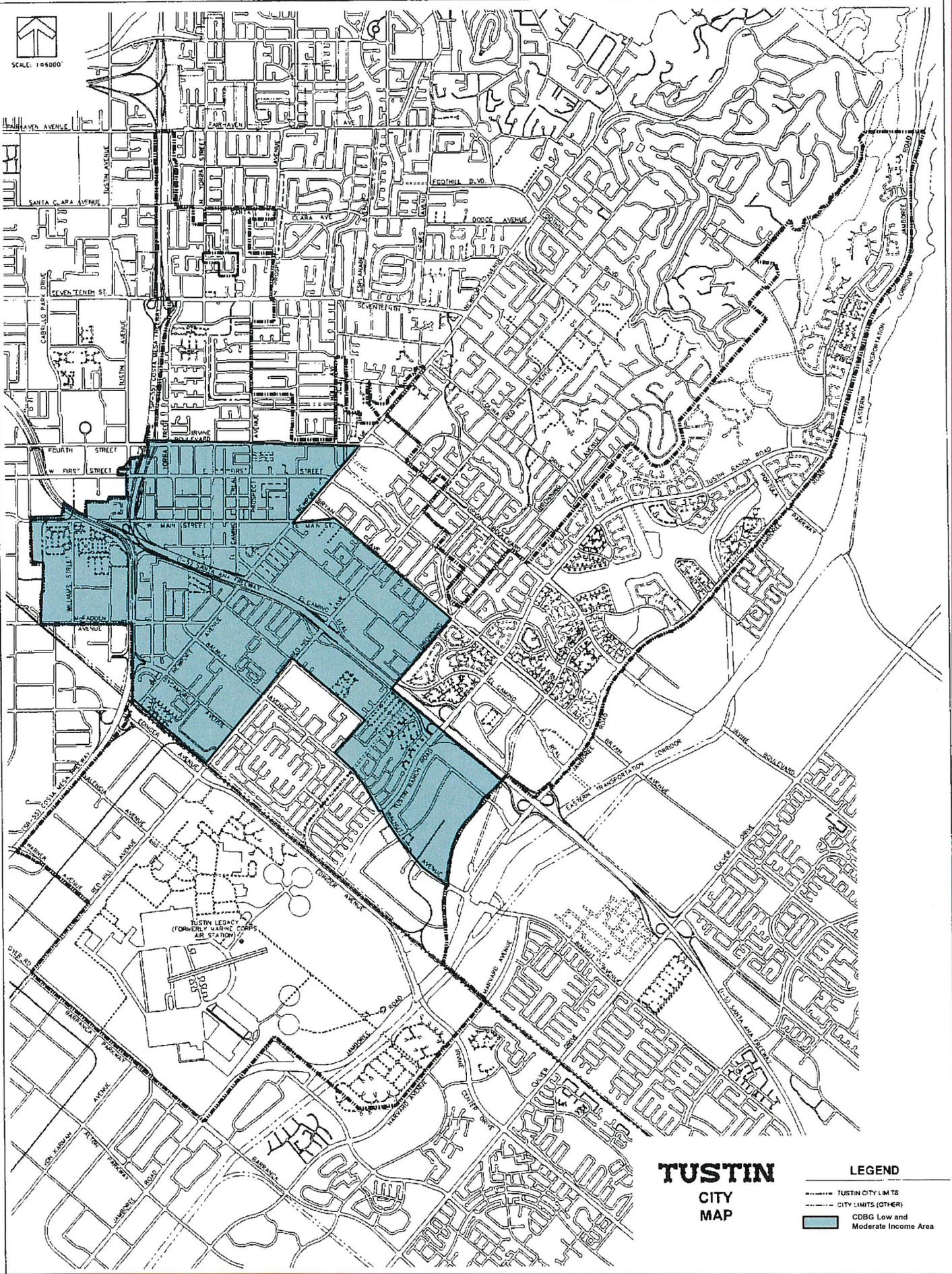
**Appendix C**

**CDBG Low/Moderate Income Census Tract Area Map**

**CDBG Funded Project Locations Map**



SCALE: 1:6000



# TUSTIN

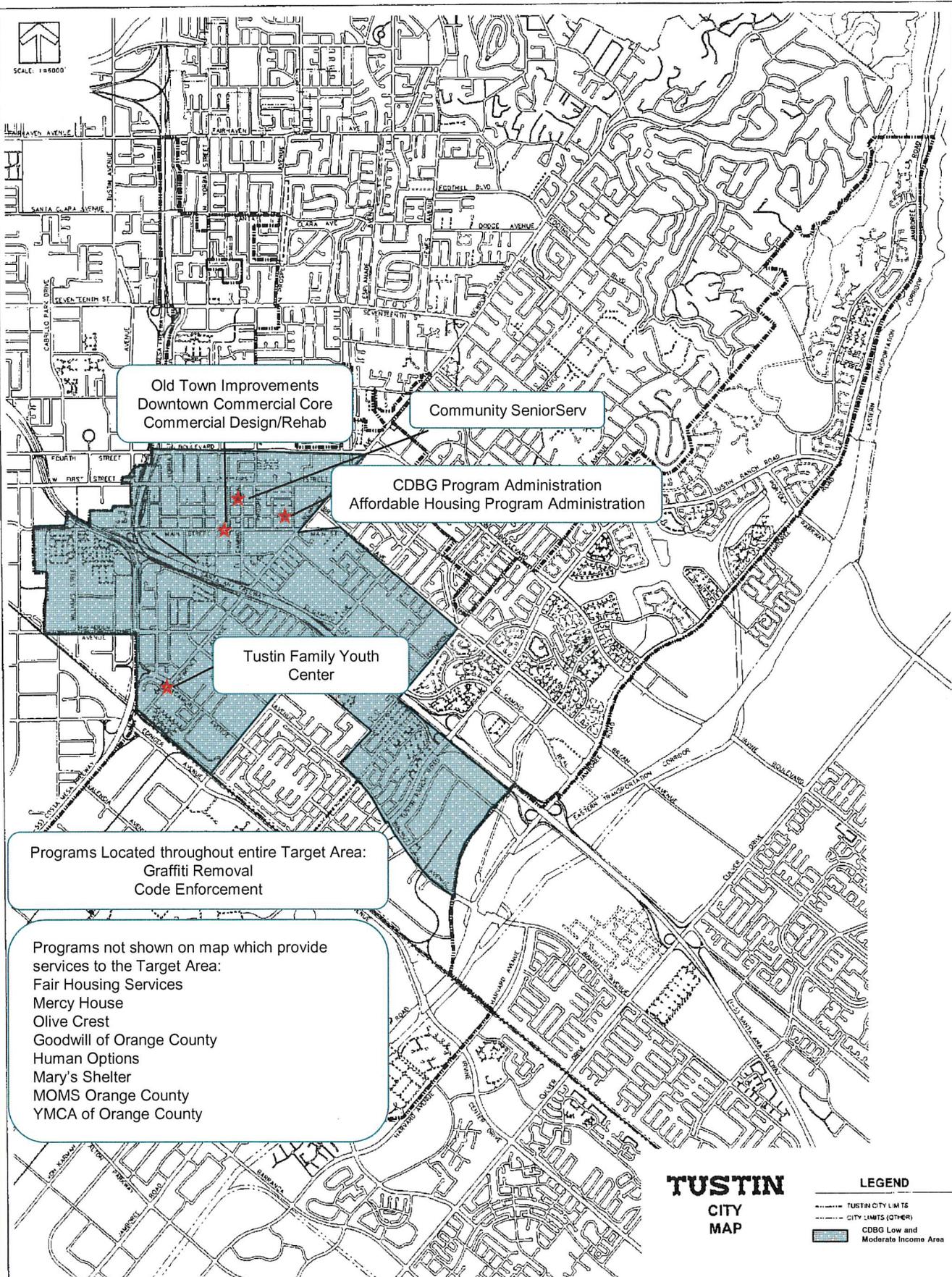
CITY  
MAP

## LEGEND

-  TUSTIN CITY LIMITS
-  CITY LIMITS (OTHER)
-  CDBG Low and Moderate Income Area



SCALE: 1:8500



Old Town Improvements  
Downtown Commercial Core  
Commercial Design/Rehab

Community SeniorServ

CDBG Program Administration  
Affordable Housing Program Administration

Tustin Family Youth  
Center

Programs Located throughout entire Target Area:  
Graffiti Removal  
Code Enforcement

Programs not shown on map which provide  
services to the Target Area:  
Fair Housing Services  
Mercy House  
Olive Crest  
Goodwill of Orange County  
Human Options  
Mary's Shelter  
MOMS Orange County  
YMCA of Orange County

# TUSTIN CITY MAP

## LEGEND

- TUSTIN CITY LIMITS
- CITY LIMITS (OTHER)
- CDBG Low and Moderate Income Area

**Appendix D**  
**Anti- Poverty Strategy**

**Goal 1: Provide an adequate supply of housing to meet the need for a variety of housing types to meet the diverse socio-economic needs of all community residents.**

**Policy 1.1:** Promote the construction of additional dwelling units to accommodate Tustin's share of regional housing needs identified by the Southern California Association of Governments (SCAG), in accordance with adopted land use policies.

**Policy 1.2:** Pursue smart grown principles by supporting the construction of higher density housing, affordable housing, and mixed use development (the vertical and horizontal integration of commercial and residential uses) in proximity to transit, services, shopping, schools, senior centers and recreational facilities, where possible.

**Policy 1.3:** Consider site scoring, income targeting, and other selection criteria for competitive funding sources for affordable housing, such as Low Income Housing Tax Credits, when allocating Agency resources for affordable housing to maximize leverage of local funds.

**Policy 1.4:** Continue to implement best practices for developer selection, project underwriting and due diligence for affordable housing developments that receive financial and other assistance to ensure long-term viability of affordable housing and to ensure the maximized leverage of local resources.

**Policy 1.5:** Preserve affordable housing units, where possible, through actions such as the maintenance of a mobile home park zone, restrictions on R-3 zone uses, facilitating resident access to funding sources for preservation low income housing and of assisted housing.

**Policy 1.6** Promote the dispersion and integration of housing for low- and very-low income families throughout the community as opposed to within any particular geographic area, neighborhood, or project.

**Policy 1.7:** Encourage the County of Orange to exercise its responsibilities for housing accommodations for low- and very-low income families within Tustin's sphere of influence.

**Policy 1.8:** Allow second (attached/detached) units in single- and multi-family districts consistent with the Tustin City Code.

**Policy 1.9:** Utilize Planned Community Districts and Specific Plans to authorize and promote a variety of lot sizes and housing types.

**Policy 1.10:** Promote cluster housing consistent with General Plan land use density standards to reduce the cost of housing construction.

**Policy 1.11:** Encourage the availability of affordable housing for special needs households, including large, low-income families. Special needs households include the elderly, large families, female-headed households, households with a disabled person, and the homeless.

**Policy 1.12:** Encourage incentives to assist in the development of affordable housing such as 1) reducing permit processing time and waiving or reducing applicable permit fees; 2) on-site density bonuses when appropriate; 3) tax-exempt financing including continuing to make use of the City's membership in the California Statewide Communities Development Authority to provide opportunities for developer assistance in pre-development and development financing of affordable housing programs; 4) flexibility in zoning or development standards; and 5) other financial incentives using Tustin Community Redevelopment Agency housing set-aside funds and a variety of special State and Federal grant and housing programs.

**Policy 1.13:** Encourage the design and occupancy of housing for senior citizens and the disabled. Promote the construction or rehabilitation and adoption of dwelling units accessible to seniors and/or the disabled.

**Policy 1.14:** Provide continued support for the County Homeless Assistance Program and other homeless assistance programs within Tustin and in adjacent cities, including the continued use of the City's membership in California Statewide Communities Development Authority to issue private activity mortgage bonds in support of these programs.

**Policy 1.15:** Encourage the provision of grants and technical assistance to various organizations and agencies that provide assistance to persons with special needs such as the homeless, disabled, low-income, and elderly persons.

**Policy 1.16:** Participate in federal and state housing assistance and rehabilitation programs aimed at assisting households in need.

**Policy 1.17:** Utilize design criteria in evaluating projects to ensure compatibility with surrounding developments, while taking into consideration ways to minimize housing costs.

**Policy 1.18:** Promote and encourage non-profit and for-profit private sector interests to use available federal and state programs for new or rehabilitated affordable housing.

**Policy 1.19:** Support state-enabling legislation for employers to contribute to the cost of housing for their employees.

**Goal 2:** Ensure equal housing opportunities for all existing and future City residents regardless of race, religion, ethnicity, sex, age, marital status or household composition.

**Policy 2.1:** Promote equal opportunity housing programs within the community.

**Policy 2.2:** Provide active support to provide fair housing opportunities.

**Policy 2.3:** Support programs to match elderly and low- and moderate-income individuals who want to share housing costs in a joint living arrangement.

**Policy 2.4:** Support public and private efforts to eliminate all forms of discrimination in housing.

**Policy 2.5:** Minimize displacement of lower income and special needs households, whenever possible, to ensure that displacement is carried out in an equitable manner.

**Goal 3:** Increase the percentage of ownership housing to ensure a reasonable balance of rental and owner-occupied housing within the City.

**Policy 3.1:** Encourage new housing construction for homeownership in a mixture of price ranges.

**Policy 3.2:** Examine existing City home purchasing assistance programs for low- and moderate-income households, including down-payment assistance, and mortgage revenue bond financing, and recommend program modifications to make them more effective in the current housing market.

**Policy 3.3:** Encourage rental unit conversion and alternative forms of homeownership, such as shared equity ownership and limited equity cooperatives where feasible.

**Policy 3.4:** Examine existing condominium conversion standards to promote renovation of existing units through rental conversion.

**Goal 5:** Conserve, maintain, rehabilitate and/or replace existing housing in neighborhoods which are safe, healthful and attractive, in accordance with adopted Land Use Policy. Improve the residential character of the City with an emphasis on revitalizing neighborhoods showing signs of deterioration. Promote conservation of the City's sound housing stock, rehabilitation of deteriorated units where they may exist Citywide, and elimination of dilapidated units that endanger the health, safety and well being of occupants.

**Policy 5.1:** Through available financial incentives, encourage owners of rental housing units which are determined to be substandard, in need of repair and a hazard to the health and safety of the occupants to remove and replace or rehabilitate the structures.

**Policy 5.2:** Promote the availability of funds for the rehabilitation of single-family dwellings and apartments.

**Policy 5.3:** Periodically evaluate housing conditions and, when appropriate, address any increase in deteriorated housing conditions.

**Policy 5.4:** Continue to enforce health, safety, and zoning codes to eliminate conditions which are detrimental to the health, safety and general welfare of residents.

**Policy 5.5:** Promote preservation of historic and architecturally significant residential properties.

**Policy 5.6:** Study and revise existing zoning codes, if warranted, to provide flexibility to facilitate additions and improvements to existing historic and architecturally significant residential properties.

**Policy 5.7:** Review existing guidelines for single- and multi-family rehabilitation programs, including income targeting and neighborhood location, to achieve maximum neighborhood revitalization, particularly, to achieve maximum neighborhood revitalization.

From the above Housing Goals and Policies, the City has developed a number of programs to implement the strategies including:

- Maintenance of the City's Mobile Home Park Zone;
- Provide incentives for condominium conversion including incentives and assistance for purchase of the units by low- and moderate-income households;
- Protect tenant rights by encouraging the continuation of contracts with organizations that provide fair housing services;
- Require the appropriate deed restrictions to ensure affordability of units;
- Continue to enforce building and housing codes and notify property owners of deficiencies;
- Continue to utilize pre-application processing;
- Allocate CDBG funds in target areas for rehabilitation;
- Contract with Orange County Housing Authority (OCHA) for federally assisted housing including Section 8 programs;
- Utilize Housing Set-Aside Funds to provide housing accommodations for low- and moderate-income households;
- Encourage the construction of housing units that provide the opportunity to expand habitable area for families;
- Continue to provide housing referral services; and,
- Preserve existing assisted housing stock.