

City of Placentia Housing Element 2006-2014

Final
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CHAPTER 1: INTRODUCTION

The 2006-2014 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement and production of housing within the City of Placentia.

PURPOSE AND CONTENT

The City of Placentia's Housing Element addresses adequate housing opportunities for present and future residents through 2014 and provides the primary policy guidance for local decision-making related to housing.

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

This Housing Element update covers the planning period from January 2006 to July 2014. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by June 30, 2008. It is intended that this Housing Element be reviewed annually and updated and modified not less than every five years in order to remain relevant and useful and reflect the community's changing housing needs. This document represents the update required and responds to the issues that currently face the City.



STATE LAW AND LOCAL PLANNING

CONSISTENCY WITH STATE LAW

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. It is the only General Plan Element that requires review and certification by the State of California. State Law requires that each jurisdiction’s Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1 State Housing Element Requirements	
Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Placentia in relation to countywide trends	Chapter 2, Page 2-1
2. Analysis of employment trends in Placentia in relation to regional trends	Chapter 2, Page 2-5
3. Projections and quantification of Placentia’s existing and projected housing needs for all income groups	Chapter 2, Page 2-21
4. Analysis and documentation of the city’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2, Page 2-21
b. Overcrowding	Chapter 2, Page 2-22
c. Housing stock condition	Chapter 2, Page 2-16
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3, Page 3-1
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3, Page 3-30



**Table 1-1
State Housing Element Requirements**

Required Housing Element Component	Reference
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Chapter 2, Page 2-23
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2, Page 2-28
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3, Page 3-33
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Appendix B, Page B-23
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of Extremely Low, Very Low, Low and Moderate-Income households.	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Placentia	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4
20. Program actions to identify zones where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter 4

GENERAL PLAN CONSISTENCY

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan’s various Elements shall provide an integrated and internally consistent and compatible statement of policy. The City has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.



RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The Housing Element identifies goals, objectives, policies and action programs for the next five years that directly address the housing needs of Placentia. There is a number of City plans and programs that work to implement the goals and policies of the Housing Element. These include the City's Municipal Code, Specific Plans and Redevelopment Plan.

HOUSING ELEMENT ORGANIZATION

The City of Placentia Housing Element is organized into four sections:

- Chapter 1: Introduction- describes the purpose, organization and requirements of the Housing Element;
- Chapter 2: Housing Profile- analyzes the demographic, economic and housing trends in Placentia and describes the housing needs of the city;
- Chapter 3: Resources and Constraints Analysis- analyzes the governmental and non-governmental constraints to and resources for housing; and,
- Chapter 4: Housing Policy Program- provides goals and policy actions for the construction, conservation, rehabilitation and preservation of housing in Placentia.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Land Resources
- Appendix C: Review of 1998-2005 Housing Element Performance
- Appendix D: Glossary

CITIZEN PARTICIPATION

This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants, RBF Consulting. Citizen input was received through public workshops and public hearings conducted by the Planning Commission and City Council. The notices for these workshops and hearings were published in a local newspaper, on the City's website and prominently posted at City Hall and other public facilities. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were invited to participate in special Stakeholder Meetings held in conjunction with the public workshops.

The following stakeholders were invited to participate in the Housing Element workshops:

- Orange County Rescue Mission



- Building Industry Association
- Placentia Chamber of Commerce
- Public Law Center
- Fair Housing Council of Orange County
- Jamboree Housing Corporation
- Adult Mental Health Services
- Community of Friends
- Land Acquisition
- Orange County Business Council
- Kennedy Commission
- Southern California Association of Governments
- Orange County Community Housing Corporation
- Christmas in April
- Neighborhood Housing Services of Orange County
- Mercy Housing
- Orange County Council of Governments
- Mary Erickson Community Housing
- Orange County Housing Providers
- Orange County Housing and Community Development
- Irvine Housing Opportunities
- League of Women Voters
- Heritage Community Housing, Inc.

COMMUNITY WORKSHOPS AND STAKEHOLDER MEETINGS

The following community workshops were advertised and open to the general public:

- Workshop #1: February 7, 2008
- Workshop #2: June 2, 2008

The following stakeholder meeting was held and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate:

- Stakeholder Meeting #1: February 7, 2008

During the first community and stakeholder workshops, participants were provided with an overview of the Housing Element Update process and content. Participants identified and discussed challenges, opportunities and resources related to housing in Placentia.

The following stakeholder groups attended the workshop:

- Public Law Center
- H.I.S. House Homeless Intervention Center



- Colette's Children's Home
- Urban Land Institute
- Placentia Chamber of Commerce

Participants at the second Community Workshop included both stakeholders and residents. The City provided a review of the Housing Element Update process, content and community comments from the previous workshops. Participants were asked to identify additional housing challenges and opportunities. The workshop concluded with a discussion on what the participants felt were the more important issues for Placentia to consider and the different policy directions that could be taken.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Section 4 of the Housing Element. A summary of the comments is provided in Appendix A.



CHAPTER 2: HOUSING PROFILE

INTRODUCTION

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 1990 and 2000 U.S. Census, the California Department of Finance and the Southern California Association of Governments. These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts.

COMMUNITY PROFILE

POPULATION TRENDS AND CHARACTERISTICS

Housing needs are generally influenced by population and employment trends. This section provides a summary of the changes to the population size, age and racial/ethnic composition of Placentia.

Historical, Existing and Forecast Growth

The City of Placentia is one of the 34 cities within Orange County. The Department of Finance estimates Orange County's population at 3,121,251 in 2008, ranking as the third largest county in the state. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. From 1980 to 1990, the population increased by 24.7 percent. From 1990 to 2000, the County population increased by 18.1 percent. Table 2-1 lists the counties in southern California, and their respective populations.



Table 2-1
Regional Population Trends 1990-2008

County	1990	2000	2008 ¹
Imperial County	109,303	142,361	176,158
Los Angeles County	8,863,164	9,519,338	10,363,850
<u>Orange County</u>	2,410,556	2,846,289	3,121,251
Riverside County	1,170,413	1,545,387	2,088,322
San Bernardino County	1,418,380	1,709,434	2,055,766
San Diego County	2,498,016	2,813,833	3,146,274
Ventura County	669,016	753,197	831,587

Notes:
¹ California Department of Finance, January 2008
 Source: U.S. Census 2000 SF 1, 1990 STF 1, and the California Department of Finance, E4

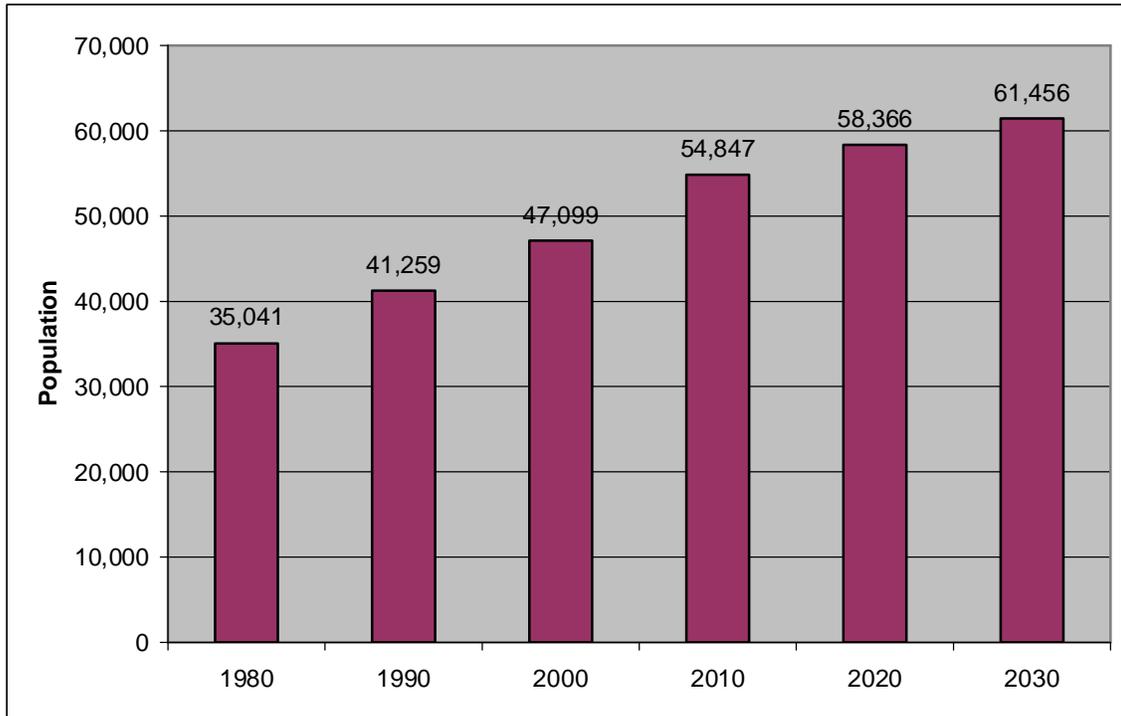
According to the U.S. Census Bureau and State Department of Finance, Placentia experienced a 14.2 percent population increase between 1990 and 2000 and a 9.8 percent increase between 2000 and 2008 (see Table 2-2). As shown on Figure 2-1, the Center for Demographic Research at Cal State Fullerton forecasts a leveling in population growth rate over the next 20 years with a forecast population of approximately 61,456 in 2030.

Table 2-2
Population Growth 1990-2008

Jurisdiction	1990	2000	2008 ¹	1990-2000 Growth		2000-2008 Growth	
				Number	Percent	Number	Percent
Placentia	41,259	47,099	51,727	5,840	14.2%	4,628	9.8%
Orange County	2,410,556	2,846,289	3,121,251	435,733	18.1%	274,962	9.7%

Note:
¹ California Department of Finance, January 2008
 Source: U.S. Census 1990 STF3 P001, U.S. Census 2000 SF3 P1 and California Department of Finance E4

Figure 2-1
City of Placentia
Population Growth Forecast, 1980-2030



Source: U.S. Census 2000 SF3, P1 and CSUF Center for Demographic Research

Age Composition

Between 1990 and 2000, Placentia experienced growth in the percentages of the total population for the “preschool” (0-4 years), “school” (5-17 years), “retirement” (55-64 years), and “senior citizen” (65+ years) categories, while the “young adult” (18-24 years), “prime working” (25-54 years) percentages of the population declined. The “prime working” (25-54 years) population remains the largest age group in the City, at 45.3 percent.



Table 2-3
Age Distribution, 1990-2000

Age Group	1990		2000	
	Number	Percent of Population ¹	Number	Percent of Population ¹
Preschool (0-4 years)	2,875	7%	3,382	7.2%
School (5-17 years)	7,717	18.7%	9,391	19.9%
Young Adult (18-24 years)	5,306	12.9%	4,356	9.2%
Prime Working (25-54 years)	19,084	46.3%	21,333	45.3%
Retirement (55-64 years)	3,441	8.3%	4,329	9.2%
Senior Citizen (65+ years)	2,836	6.9%	4,308	9.1%
TOTAL	41,259	100%	47,099	100%

Notes:

¹Percentages may not add up to 100% due to rounding.

Source: U.S. Census 1990 STF3, P013, U.S. Census 2000 SF3, P8.

Race and Ethnicity

Placentia residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. As of 2000, over 53 percent of Placentia residents were White and 31 percent were of Hispanic origin. Between 1990 and 2000, the White population declined by over 11 percent, while persons of Hispanic origin increased by over 6 percent. The Asian and Pacific Islander population was the third largest ethnic group in the city with approximately 8 percent of the population in 1990 and 11 percent in 2000.



Table 2-4
Racial and Ethnic Composition, 1990-2000

Racial/Ethnic Group	1990		2000		1990-2000 % Change
	Number	Percent	Number	Percent	
White	26,912	65.2%	24,967	53.7%	-11.5%
Black	696	1.7%	746	1.6%	-0.1%
American Indian & Alaska Native	139	0.3%	177	0.4%	0.1%
Asian or Pacific Islander	3,272	7.9%	5,186	11.2%	3.3%
Hispanic	10,174	24.7%	14,460	31.1%	6.4%
Other	66	0.2%	61	0.1%	-0.1%
Two or more races ¹	---	---	891	1.9%	---
TOTAL	41,259	100%	46,488	100%	---

Notes:

¹ The "Population of two or more races" category has been added in 2000 U.S. Census. Data may not be comparable.

Source: U.S. Census 1990 STF 1, P010, U.S. Census 2000 SF1, P8

EMPLOYMENT TRENDS

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality or pay of available employment can determine the need for various housing types and prices.

As shown in Table 2-5, the largest group of Placentia residents in 2000 was employed in educational, health and social services with over 18 percent of the labor force, closely followed by manufacturing with over 17 percent. Over 10 percent were employed in retail trade. Approximately 10 percent were employed in professional, scientific, management, administrative, and waste management services. Eight percent were employed in finance, insurance, real estate, and rental and leasing. Seven percent were employed in arts, entertainment, recreation, accommodation and food services.



Table 2-5
Employment by Industry¹, 2000 Census

Industry	Placentia		Orange County	
	Employees	Percent	Employees	Percent
Agriculture, forestry, fishing and hunting, and mining	135	0.6%	4,872	0.4%
Construction	1,552	6.6%	81,822	6.1%
Manufacturing	4,182	17.8%	227,495	17.0%
Wholesale trade	1,239	5.3%	67,541	5.0%
Retail trade	2,530	10.8%	150,462	11.2%
Transportation and warehousing, and utilities	908	3.9%	48,103	3.6%
Information	593	2.5%	38,339	2.9%
Finance, insurance, real estate, and rental and leasing	2,074	8.8%	117,351	8.8%
Professional, scientific, management, administrative, and waste management services	2,302	9.8%	168,930	12.6%
Educational, health and social services	4,381	18.6%	216,017	16.1%
Arts, entertainment, recreation, accommodation and food services	1,825	7.8%	111,469	8.3%
Other services (except public administration)	986	4.2%	67,009	5.0%
Public Administration	790	3.4%	39,428	2.9%
Total	23,497	100%	1,338,838	100%

Notes:

¹Data cited for the Placentia population, and does not represent the number of jobs in Placentia.

Source: U.S. Census 2000 SF3, P49

Table 2-6 lists the major private employers located in Placentia based on total revenue. While this list does not indicate the number of persons employed at each company, it provides information on the types of businesses and potential employment opportunities found in Placentia.



Table 2-6
City of Placentia Major Private Employers in 2008¹

Company
Fairway Ford
Don A Vee Chrysler Jeep Isuzu Suzuki
Roofing Wholesale
Kwik AI/Sal Oil
Bejac
Arco AM PM Minimart
Suburban Propane
Nanaks Arco
G&M Oil

¹Based on Employers with Top Revenues
 Source: City of Placentia, 2008

As shown in Table 2-7, Placentia’s labor force increased from 26,000 in 2000 to 28,700 in November 2008. According to the California Employment Development Department, the unemployment rate in Placentia for November 2008 was 5.4 percent. The unemployment rate for Placentia was lower than the County’s unemployment rate of 6.1 percent in November 2008.

Table 2-7
City of Placentia Labor Force Trends 2000-2008

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	26,000	25,200	800	3.1%
2001	26,500	25,600	900	3.5%
2002	26,900	25,700	1,200	4.4%
2003	27,300	26,100	1,200	4.2%
2004	27,700	26,700	1,000	3.8%
2005	28,100	27,200	900	3.3%
2006	28,500	27,600	900	3.0%
2007	28,600	27,600	1,000	3.5%
November 2008	28,700	27,100	1,600	5.4%

Source: State of California Employment Development Department (EDD), 2008



HOUSEHOLD CHARACTERISTICS

This section describes Placentia’s housing occupancy characteristics. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

Household Formation and Composition

In 2000, the U.S. Census Bureau reported 15,138 households in Placentia, a 13 percent increase from 1990, as shown in Table 2-8. In comparison, total households in Orange County increased by 12.8 percent between 1990 and 2000 and total households in California increased by 10.6 percent.

Table 2-8 Total Households, 1990-2000			
Area	1990	2000	Percent Increase 1990-2000
Placentia	13,443	15,138	13.0%
Orange County	828,849	935,287	12.8%
California	10,399,700	11,502,870	10.6%

Source: U.S. Census 1990 STF3, P005, U.S. Census 2000 SF3, H16.

In 2000, the average person per household in Placentia was 3.11. The Department of Finance estimates, that in 2007, persons per household increased to 3.18. As shown in Table 2-9, average persons per household in Placentia continues to be higher than in the overall County.

Table 2-9 Average Persons per Household, 2000-2007		
Jurisdiction	2000 ¹	2007 ²
Placentia	3.11	3.18
Orange County	3.00	3.09

Source: ¹U.S. Census 2000 SF3, ²Department of Finance Table 2- E-52007

As shown in Table 2-10, households of three to four persons made up the largest segments of both owner and renter-occupied households in 2000, at approximately 36 percent of total households. Approximately 31 percent of total households were renter-occupied households of three to four persons. Approximately 28 percent were



renter-occupied households comprised of two persons. Owner-occupied households of three to four persons comprised the largest share of owner-occupied households, at approximately 38 percent. The second largest share of owner-occupied households was households comprised of two persons, at 32 percent.

Table 2-10
Household Size Distribution, 2000

Household Size	Total Households ¹	Percent of Total	Renter Households	Percent of Total ²	Owner Households	Percent of Total ²
1 Person	2,443	16.1%	779	16.5%	1,664	16%
2 Persons	4,689	31.0%	1,324	28%	3,365	32.3%
3-4 Persons	5,432	35.9%	1,496	31.7%	3,936	37.8%
5+ Persons	2,574	17.0%	1,126	23.8%	1,448	13.9%
TOTAL	15,138	100%	4,725	31.2%	10,413	68.8%

Notes:
¹ Represents Total Households
² Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Household Income

The Federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2008 median family income (MFI) for Orange County, including the City of Placentia, is \$84,100.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-income- 0% to 30% of the median income;
- Very Low-income- 31% to 50% of the median income;
- Low-income- 51% to 80% of the median income;
- Moderate-income- 81% to 120% of the median income; and,
- Above Moderate-income- greater than 120% of the median income.

Table 2-11 shows the income ranges for each income category based on the 2008 HUD MFI for Orange County.



Table 2-11
Income Range by Affordability Category

Affordability Category	Percent of County Median ¹	Income Range (\$) ²
Extremely Low Income	<30%	<\$25,230
Very-Low Income	30%-50%	\$25,231- \$42,050
Low Income	51%-80%	\$42,051- \$67,280
Moderate Income	81%-120%	\$67,281- \$100,920
Above-moderate Income	>120%	>\$100,920

Notes:

¹ Based on HCD income categories.

² Based on 2008 HUD MFI of \$84,100 for Orange County

The HUD median family income for Orange County was \$68,300 in 2000. Based on 2000 U.S. Census information shown in Table 2-12, 16 percent of Placentia’s owner-occupied households and 41.7 percent of renter-occupied households had an income less than \$35,000 in 1999. These households were within the very low and extremely low income categories. Approximately 60 percent of renter-occupied households and 28 percent of owner-occupied households were within the very-low and low-income categories. Approximately 14.1 percent of all Placentia households were within the extremely low-income category in 1999.

The majority of Placentia’s households, at approximately 62 percent, were within the moderate and above-moderate income categories.



Table 2-12
1999 Household Income by Tenure

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
Less than \$5,000	101	1%	126	2.7%	227	1.5%
\$5,000 to \$9,999	144	1.4%	130	2.8%	274	1.8%
\$10,000 to \$14,999	206	2%	196	4.1%	402	2.7%
\$15,000 to \$19,999	242	2.3%	311	6.6%	553	3.7%
\$20,000 to \$24,999	319	3.1%	348	7.4%	667	4.4%
\$25,000 to \$34,999	648	6.2%	856	18.1%	1,504	9.9%
\$35,000 to \$49,999	1,253	12%	860	18.2%	2,113	14%
\$50,000 to \$74,999	2,274	21.8%	1,076	22.8%	3,350	22.1%
\$75,000 to \$99,999	2,128	20.4%	528	11.2%	2,656	17.5%
\$100,000 to \$149,000	2,150	20.6%	228	4.8%	2,378	15.7%
\$150,000 or more	948	9.1%	66	1.4%	1,014	6.7%
Total	10,413	100%	4,725	100%	15,138	100%

Notes:

¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 HCT11

The median household income for the City of Placentia in 2000 was \$62,017, approximately \$3,500 more than the median income for the County. Within the City, the median income for owner-occupied households (\$75,203) was higher than the median income for renter-occupied households (\$41,774).

Table 2-13
2000 Median Household Income by Tenure

Jurisdiction	2000 Median Income
City of Placentia	\$62,017
Owner-Occupied Households	\$75,203
Renter-Occupied Households	\$41,774
Orange County	\$58,500

Source: U.S. Census 2000 SF3 HCT 12



HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing stock and market conditions in the City of Placentia. By analyzing past and current housing trends, future housing needs can be projected.

Housing Stock Profile

Based on the 1990 and 2000 US Censuses, housing units within Placentia’s boundaries continue to represent 1.6 percent of Orange County’s housing units. In 1990, Placentia had 13,733 housing units. By 2000, the city experienced a 12.3 percent increase in housing units, with 15,424 housing units.

Table 2-14
Number of Housing Units
Placentia and Orange County, 1990-2000

Year	Placentia	Orange County	Placentia as Percent of Total Orange County Units
1990	13,733	875,072	1.6%
2000	15,424	969,484	1.6%

Source: U.S. Census 1990 STF3 H001, U.S. Census 2000 SF3 H1

i. Unit Size

In 2000, approximately 42 percent of renter-occupied units were two-bedroom units. The second largest group of renter-occupied units were studio or one-bedroom units (35.3 percent). Approximately 38 percent of owner-occupied units were four-bedroom units, closely followed by the three-bedroom units, at 35.1 percent.

Table 2-15
Unit Size by Tenure, 2000

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Studio/1 bedroom	421	4.9%	1,165	35.3%	2,183	14.4%
2 bedrooms	1,444	13.9%	1,977	41.8%	3,421	22.6%
3 bedrooms	3,660	35.1%	697	14.8%	4,357	28.8%
4 bedrooms	3,944	37.9%	332	7%	4,276	28.2%
5 or more bedrooms	852	8.2%	49	1%	901	6.0%
TOTAL	10,413	100%	4,725	100%	15,138	100%

Notes:

¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H42

ii. Unit Type

The 2000 U.S. Census shows single-family detached housing was the largest housing type in Placentia with 9,267 units, representing approximately 60 percent of total housing units. Multi-family units were the second largest group with 3,547 units. From 1990 to 2000, the number of units for all housing types increased, except for mobile homes and those in the “other” category.

Table 2-16
Housing Inventory by Unit Type, 1990-2000

Housing Type	1990	Percent of Total	2000	Percent of Total
Single family, detached	7,678	55.9%	9,267	60.1%
Single family, attached	1,902	13.8%	2,046	13.3%
Multi-family	3,503	25.5%	3,547	23.0%
Mobile homes	583	4.2%	556	3.6%
Other (Boats, RV, etc.)	67	0.5%	8	0.1%
TOTAL HOUSING	13,733	100%	15,424	100%

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30

As shown in Table 2-17, owner-occupied housing units were predominately single-family detached, comprising 78.5 percent of all owner-occupied units. The largest type of renter-occupied units were multi-family (5 or more units in the complex) with 46.2 percent of total renter-occupied units.



Table 2-17
Unit Type by Tenure, 2000

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Single family, detached	8,169	78.5%	999	21.1%	9,168	60.6%
Single family, attached	1,434	13.8%	577	12.2%	2,011	13.3%
Multi-family (2-4 units)	177	1.7%	912	19.3%	1,089	7.2%
Multi-family (5+ units)	176	1.7%	2,182	46.2%	2,358	15.6%
Mobile Homes	449	4.3%	55	1.2%	504	3.3%
Other (Boats, RV, etc.)	8	0.1%	0	0	8	0.1%
TOTAL	10,413	100%	4,725	100%	15,138	100%

Notes:

¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H32

Tenure

Approximately 68.8 percent of Placentia’s housing units were owner-occupied and 31.2 percent of the units were renter-occupied in 2000. As shown in Table 2-18, the percentage of owner-occupied units in Placentia was comparatively higher than Orange County and California as a whole.

Table 2-18
Occupied Units by Tenure, 2000

	Owner-Occupied		Renter- Occupied		Total	
	Number	Percent ¹	Number	Percent ¹	Number	Percent ¹
Placentia	10,413	68.8%	4,725	31.2%	15,138	100%
Orange County	574,193	61.4%	361,094	38.6%	935,287	100%
California	6,546,237	56.9%	4,956,633	43.1%	11,502,870	100%

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: U.S. Census 2000 SF3 H7

Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. A higher vacancy rate indicates downward price pressure. A four to five percent vacancy rate is considered “healthy.” In 2000, the vacancy rate in Placentia was 1.9 percent; and stayed the same in November 2008



Table 2-19
Occupancy Status, 2000- November 2008

Occupancy Status	2000	Percent	November 2008	Percent
Occupied Housing Units	15,138	98.1%	16,152	98.1%
Vacant Housing Units	286	1.9%	311	1.9%
TOTAL HOUSING UNITS	15,424	100%	16,463	100%

Source: U.S. Census 2000 SF3, H6 and Department of Finance E-5, 2008

Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units in the City’s housing stock may not be built to current building standards for fire and earthquake safety.

Table 2-20 categorizes the City’s housing units by the year of construction. According to the U.S. Census Bureau, 63 percent of Placentia’s housing units were constructed prior to 1980. Nine percent of the City’s housing units were constructed prior to 1960.

Table 2-20
Housing Stock by Year Built

Year Built	Units	Percent
2006- Present	35	0.2%
1998-2005 ¹	1,640	9.8%
1995 - 1998	1,250	7.5%
1990 - 1994	883	5.3%
1980 - 1989	2,395	14.3%
1970 - 1979	5,149	30.7%
1960 - 1969	3,901	23.3%
1950 - 1959	955	5.7%
1940 - 1949	228	1.4%
1939 or earlier	318	1.9%
TOTAL HOUSING UNITS	16,754	100%

Source: U.S. Census 2000 SF3, H34 and ¹City of Placentia

The U.S. Census provides data on housing stock age by tenure. Over 70 percent of owner-occupied units in the City were built before 1980 and 7.8 percent were built before 1960. Of the renter-occupied units, 62.4 percent were built before 1980 and



14.6 percent were built before 1960. Table 2-21 provides a summary of housing unit tenure by age.

Table 2-21
Tenure by Age of Housing Stock

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
1999 - March 2000	234	2.2%	44	0.9%	278	1.8%
1995 - 1998	1,109	10.7%	127	2.7%	1,236	8.2%
1990 - 1994	546	5.2%	318	6.7%	864	5.7%
1980 - 1989	1,071	10.3%	1,284	27.2%	2,355	15.6%
1970 - 1979	3,577	34.4%	1,476	31.2%	5,053	33.4%
1960 - 1969	3,066	29.4%	785	16.6%	3,851	25.4%
1950 - 1959	600	5.8%	355	7.5%	955	6.3%
1940 - 1949	75	0.7%	153	3.2%	228	1.5%
1939 or earlier	135	1.3%	183	3.9%	318	2.1%
Total	10,413	100%	4,725	100%	15,138	100%

Notes: ¹ Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H36

Housing Conditions

Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2000 U.S. Census, 99 occupied units in Placentia lacked complete plumbing facilities. Of those, 71 were owner-occupied and 28 of the units were renter occupied. A total of 85 of the occupied units lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 55 (65 percent) were owner occupied units. It should be noted that there might be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

The Code Enforcement Department estimates there are approximately 200 substandard housing units currently in the City. The substandard housing units are primarily concentrated in the La Jolla and Santa Fe areas.



Table 2-22
Units Lacking Plumbing or Complete Kitchen Facilities, 2000

Units	Owner Occupied	Renter Occupied	Total
Lacking plumbing facilities	71	28	99
Lacking complete kitchen facilities	55	30	85

Source: U.S. Census 2000 SF3 H48, H51

Housing Costs and Rents

This section evaluates housing cost trends in Placentia.

i. Existing and New Home Price Trends

In 2000, the median value for all owner-occupied units in Placentia was \$258,600. As shown in Table 2-23, 6.4 percent of the owner-occupied housing units were valued below \$100,000. Approximately 20 percent were valued between \$100,000 and \$199,999. Over 48 percent were valued between \$200,000 and \$299,999. Twenty five percent were valued at \$300,000 or more. A majority of Placentia’s housing units, with 69.2 percent, were valued between \$200,000 and \$399,000.

Table 2-23
Value of Owner-Occupied Housing Units, 2000

Price Range	Number of Units	Percent of Total
\$49,999 or less	436	4.2%
\$50,000 to \$99,999	233	2.2%
\$100,000 to \$149,999	796	7.6%
\$150,000 to \$199,999	1,303	12.5%
\$200,000 to \$249,999	1,896	18.2%
\$250,000 to \$299,999	3,150	30.3%
\$300,000 to \$399,999	2,153	20.7%
\$400,000 to \$499,999	314	3.0%
\$500,000 or more	132	1.3%
TOTAL	10,413	100%

Source: U.S. Census 2000 SF3, H84

As shown in Table 2-24, the median sales price for new and resale homes in Placentia was \$432,500 as of November 2008. This represents an 13.2 percent decrease from the median sales price in November 2007. The median sales price in Placentia is more than the median for the County. Table 2-25 provides a summary of median sales prices in Placentia and surrounding jurisdictions.



Table 2-24
Median Sales Price

Jurisdiction	November 2007	November 2008	Percent Change
Placentia	498,000	432,500	-13.2%
Garden Grove	464,000	345,000	-25.6%
Orange	508,000	425,000	-16.3%
Fullerton	564,000	420,000	-25.5%
Orange County	596,750	398,500	-33.2%

Source: California Association of Realtors, November 2008

ii. Rental Prices

According to the Second Quarter Report for 2007 by RealFacts, the average monthly rent for a 1-bedroom unit in Placentia was \$1,257. The average monthly rent for a 2 bedroom, 1 bath unit was \$1,343; a 2 bedroom, 2 bath unit was \$1,605; and a 3 bedroom, 2 bath unit was \$2,183. Data for average monthly rent for a studio apartment in Placentia was not available.

Table 2-25
Average Monthly Rent by Unit Size, 2007

Unit Size	Average Monthly Rent
Studio	--
1 bedroom, 1 bath	\$1,257
2 bedrooms, 1 bath	\$1,343
2 bedrooms, 2 baths	\$1,605
3 bedrooms, 2 baths	\$2,183
ALL	\$1,478

Source: RealFacts, Second Quarter 2007

According to the 2000 U.S. Census, 42.1 percent of renter households in Placentia spent 30 percent or more of their household income on rent in 1999. Approximately fourteen percent spent 50 percent or more on rent. Table 2-26 shows the number of households by percentage of household income spent on rent in 1999.



Table 2-26
Gross Rent as a Percentage of Household Income, 1999

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	164	3.5%
10 to 14 percent	548	11.6%
15 to 19 percent	766	16.3%
20 to 24 percent	775	16.4%
25 to 29 percent	480	10.2%
30 to 34 percent	413	8.8%
35 to 39 percent	329	7%
40 to 49 percent	368	7.8%
50 percent or more	686	14.6%
Not computed	184	3.9%
TOTAL	4,713	100.0%

Source: U.S. Census SF3, H69

iii. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-27 summarizes affordable rents and purchase prices by income categories based on the 2008 HUD median income of \$84,100 for Orange County. Affordable purchase price assumes a 6 percent interest rate with a 30-year fully amortized mortgage.

Table 2-27
Affordable Rent and Purchase Price by Income Category

Income Category	% of MFI ¹	Affordable Rent Payment ²	Estimated Affordable Purchase Price ³
Extremely low income	≤30% MFI	≤\$630	≤\$105,000
Very-low income	31%-50% MFI ⁴	\$631- \$1,051	\$106,000- \$175,000
Low income	51% - 80% MFI	\$1,052 - \$1,682	\$176,000 – \$280,000
Moderate income	81% - 120% MFI	\$1,683 - \$2,523	\$281,000 - \$420,000
Above-moderate income	>120% MFI	>\$2,523	>\$420,000

Notes:

¹ Percent of Median Family Income

² Based on 30% of income.

³ Assumes 6% interest rate, 30 year mortgage

⁴ MFI= 2008 HUD Median Family Income (\$84,100)



iv. Rental Affordability

In 2008, affordable rent payment for the very-low income group would be lower than the average monthly rent for a one bedroom, one bath units. The average rents for one to two bedroom, one bath units would be affordable for the low-income group. The average rent for a two bedroom, two baths and three-bedroom units exceed the affordable payment of both the very-low and low-income groups (see Table 2-25).

v. Ownership Affordability

The median sales price for new and resale housing units in Placentia in 2008 exceeds the affordability range for all income categories except above-moderate income households (see Table 2-25). Very low-, low-, and moderate-income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.



HOUSING NEEDS

This section provides an overview of existing housing needs in Placentia. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, persons who are homeless, and farm workers.

HOUSEHOLDS OVERPAYING FOR HOUSING

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in rental or mortgage payment problems, deferred maintenance or overcrowding.

According to SCAG (Southern California Association of Governments), 26 percent of the total households in Placentia experience overpayment. Of the owner-occupied households, approximately 26 percent experience overpayment. Of the renter-occupied households, approximately 26 percent experience overpayment. Over 38 percent of the owner-occupied households overpaying for housing earn over 95 percent of the median income. Some owner households may choose to allocate a higher percentage of their disposable monthly income on housing costs because this allocation is justified in light of investment qualities of ownership. Of the renter households experiencing overpayment, 20.6 percent are extremely low income and 34.8 percent are very-low income.

Table 2-28
 City of Placentia
 Overpayment by Tenure and Income, 2007

Percent of Median Income	Owners		Renters		Total	
	Households	Percent of Overpaying	Households	Percent of Overpaying	Households	Percent of Overpaying
<30%	325	12.0	255	20.6	580	14.7
30 - 50%	370	13.7	430	34.8	800	20.3
51 – 80%	545	20.1	405	32.8	950	24.1
81 – 95%	435	16.1	100	8.1	535	13.6
> 95%	1,030	38.1	45	3.6	1,075	27.3
TOTAL	2,705	100%	1,235	100%	3,940	100%

Source: Regional Housing Needs Assessment, SCAG 2007

OVERCROWDING

Overcrowding is defined as households having an average of more than one person per room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment and contribute to deterioration.

Table 2-29 summarizes SCAG estimates of overcrowding in Placentia. Twelve percent of Placentia's total households are overcrowded. Approximately 5 percent of owner households and 29 percent of renter households are overcrowded. Of the overcrowded owner-occupied households, 35 percent earn over 95 percent of the median household income. In renter-occupied households, overcrowding is more prevalent in the low-income categories. Twenty percent of overcrowded renter households are extremely low-income. Thirty-one percent are very low income and 25 percent are low-income.

Table 2-29
 City of Placentia
 Overcrowding by Tenure and Income

Percent of Median Income	Owners		Renters		Total	
	Households	Percent of Overcrowded	Households	Percent of Overcrowded	Households	Percent of Overcrowded
<30%	45	9.2%	275	20.1%	320	17.3%
30 - 50%	45	9.2%	425	31.1%	470	25.3%
51 – 80%	125	25.5%	345	25.3%	470	25.3%
81 – 95%	100	20.4%	135	9.9%	235	12.7%
> 95%	175	35.7%	185	13.6%	360	19.4%
TOTAL	490	100.0%	1,365	100.0%	1,855	100.0%

Source: Regional Housing Needs Assessment, SCAG 2007



2006-2014 GROWTH NEEDS

The Southern California Association of Governments (SCAG) is responsible for allocating housing needs to each jurisdiction in its region, including Placentia. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction to accommodate the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very Low-, Low-, Moderate-, and Above Moderate-Income. The City must also plan for the growth needs of Extremely Low-Income households. The Extremely Low-Income needs is assumed to be 50 percent of the Very Low-Income households. The allocation is further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction.

Table 2-30 shows the Regional Housing Needs Allocation for the City of Placentia:

Table 2-30 City of Placentia Fair Share Housing Needs Allocation, 2006-2014						
	<i>Extremely Low-Income¹</i>	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Number of Units	10	21	17	19	41	98

Notes:
¹Extremely Low-Income need is assumed to be 50% of Very Low-Income

Source: Regional Housing Needs Allocation, SCAG 2007

SPECIAL NEEDS GROUPS

Certain segments of the population may have more difficulty in finding affordable and suitable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, persons who are homeless and farmworkers.

Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes. Elderly persons also often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to services (i.e. medical and shopping) and public transit.

According to the 2000 U.S. Census, 9.1 percent of Placentia’s residents were elderly (age 65 and over) (see Table 2-3). As shown in Table 2-31, 22.6 percent of



Placentia’s owner-occupied households had an elderly householder in 2000. Over seven percent of renter-occupied households had an elderly householder.

Table 2-31
Householders by Tenure and Age, 2000

Householder Age	Owner-Occupied		Renter- Occupied		Total	
	Units	Percent	Units	Percent	Units	Percent
15-24 years	76	0.7%	436	9.2%	512	3.4%
25-34 years	1,319	12.7%	1,527	32.3%	2,846	18.8%
35-64 years	6,663	64.0%	2,420	51.2%	9,083	60.0%
65-74 years	1,428	13.7%	169	3.6%	1,597	10.5%
75 plus years	927	8.9%	173	3.7%	1,100	7.3%
TOTAL	10,413	100%	4,725	100	15,138	100

Source: U.S. Census 2000 SF3 H14

As indicated in Table 2-32, the median household income for households with a householder age 65 to 74 years was \$51,809. The median income for households with a householder 75 years or older was \$29,289. In 2006, the ACS (American Community Survey) estimates that the median income for households with a householder age 65+ years in Orange County was \$41,850.

Table 2-32
Senior Citizen Median Household Income, 2000 and 2006

Householder Age	City of Placentia Median Income, 2000	Orange County Median Income, 2006 ^{1,2}
65-74 years	\$51,809	\$41,850
75 plus years	\$29,389	

Notes:
¹Estimated data from 2006 American Community Survey for illustrative purposes only.
²The ACS reports median income for households with a householder 65+ years

Source: U.S. Census 2000 SF3 P56 and 2006 ACS B19049

Based on 2000 U.S. Census information shown in Table 2-33, approximately 40 percent of senior citizen households earned less than \$35,000, falling within the Extremely Low and Very Low-Income categories. Approximately 37 percent earned \$35,000 to \$74,999, falling within the Low and Moderate-Income categories.



Table 2-33
Senior Citizen Household Income, 2000

Income	Householders Age 65+ Years in 2000	
	Number	%
>\$25,000	602	24.2%
\$25,000- \$34,999	403	16.2%
\$35,000- \$49,999	409	16.5%
\$50,000- \$74,999	525	21.1%
\$75,000- \$99,999	259	10.4%
\$100,000- \$149,999	181	7.4%
\$150,000- \$199,999	60	2.4%
>\$200,000	45	1.8%
Total	2,484	100%

Source: U.S. Census 2000 SF3 P55

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. The two categories of physical disabilities that affect a person’s need for special needs related to the construction and location of housing are self-care disability and going-outside-the-home disability. Persons with self-care disabilities report having difficulty dressing, bathing, or getting around inside the home. Persons with going- outside-the-home disabilities have difficulty going outside the home alone to shop or visit a doctor’s office. Elderly persons with self-care limitations and go-outside-home disabilities may need housing equipped with ramps, handrails, elevators, and lower cabinets and counters. The elderly may also need special security devices for their homes to allow for greater self-protection.

Over 10 percent of the elderly population had a self-care or go-outside-the-home disability in 2000. According to the 2000 U.S. Census, no elderly persons reported as having self-care disability only. However, over 6 percent of elderly persons reported self-care and at least one other disability.

Table 2-34
Elderly with Disabilities Limiting Independent Living, 2000

Disability Type	Male	Percent of Males 65+	Female	Percent of Females 65+	Total	Percent of People 65+
Going outside the home disability only	93	5.1%	96	4.0%	189	4.5%
Self-care disability only	0	0%	0	0%	0	0%
Self-care and at least one other disability	95	5.2%	170	7.2%	265	6.3%
TOTAL	188	10.3	266	11.2	454	10.8

Source: U.S. Census 2000 SF3 PCT 26

Large Households

Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and larger bedroom counts. In 2000, there were 2,322 households in Placentia with at least five persons, representing 15.3 percent of the total households in the City. Of the large households, 38 percent were renter-occupied and 62 percent were owner-occupied.

Table 2-35
Large Households by Tenure, 2000

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	845	416	1,261
Six	368	229	597
Seven or more	235	229	464
TOTAL	1,448	874	2,322
Percent of Total Households¹	9.6%	5.8%	15.3%

Notes:

¹There were 15,138 total households in Placentia in 2000.

Source: U.S. Census 2000 SF3 H17

Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes and high poverty rates experienced by this group. According to the 2000 U.S. Census, there were 712 female-headed households with children and 900 female-headed households without children in Placentia. Of the total female-headed households in the City, 51 percent were renter-occupied and 49 percent were owner-occupied.

Table 2-36
Tenure in Female-Headed Households, 2000

Household Type	Number Owner Occupied	Percent of Owner Occupied	Number Renter Occupied	Percent of Renter Occupied	Total
Female householder, no husband present, with own children under 18	202	1.9%	510	10.8%	712
Female householder, no husband present, without own children	584	5.6%	316	6.7%	900
TOTAL	786	7.5%	826	17.5%	1,612

Source: U.S. Census 2000 SF3 HCT1

In 2000, 202 or 12.2 percent of the female-headed households in Placentia were below poverty level. Of those below poverty level, 85 percent had children under age 18.

Table 2-37
Poverty in Female-Headed Households, 2000

Household Type	Number Below Poverty Level	Percent Below Poverty Level	Number Above Poverty Level	Percent Above Poverty Level
Female householder, no husband present, with own children under 18	172	18.2%	772	81.8%
Female householder, no husband present, without own children	30	4.2%	678	95.8%
TOTAL	202	12.2%	1,450	87.8%

Source: U.S. Census 2000 SF3 P90



Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. This often requires specially designed dwelling units typically not found in market rate housing. Additionally, locating near public facilities and public transit is important for this special needs group.

Table 2-38 shows the number of Placentia residents in 2000 with physical, self-care and go-outside-the-home disabilities over the age of 16. According to the U.S. Census, 0.7 percent of residents age 16 to 20 and 3.1 percent of residents age 21 to 64 had one of these disabilities. Nearly 19 percent of residents age 65 and up also had one of these disabilities.

Table 2-38
Persons Reporting Physical and Self Care Disabilities, 2000

Age Group	Physical Disability Only	Self Care Disability Only	Go Outside Home Disability Only	Self Care Disability and At Least One Other Disability	Total	Percent of Age Group ¹
16-20 yrs.	0	0	13	12	25	0.7%
21-64 yrs.	372	24	241	237	874	3.1%
65+ yrs.	355	0	189	265	809	18.8%
TOTAL 16+ yrs.	727	24	443	514	1,708	4.8%

Note:

¹Total 16-20 year olds: 3,343; 21-64 year olds: 28,053; 65+ year olds: 4,308; total 16+ years old: 35,704

Source: U.S. Census 2000 SF3 PCT 26

Homeless Population and Transitional Housing

Enumeration of the homeless population is difficult because of its transient nature and the existence of the “hidden homeless” or persons that move around in temporary housing situations. The most recent data regarding the homeless population in Orange County is from the 2007 Point-in-Time Survey conducted by the HCSD and OC Partnership; and the 2007 Homeless Needs Assessment. The 2007 Point-in-Time Count estimates 27,732 incidents of homelessness in the County over a 12-month period. The 2007 Homeless Needs Assessment reports 35,065 homeless episodes in Orange County; of these, 24,545 are homeless episodes of persons in families with children and 10,420 are homeless episodes of unaccompanied individuals. An episode is a single continuous period of homelessness. An episode could range from a single day to many months.



To estimate the existing homeless population in Placentia, the City made direct contact with non-profit entities providing homeless assistance in and adjacent to the City. Additionally, the City of Placentia Police Department was asked to estimate existing homeless populations based upon observations in the field. The City of Placentia estimates there are 130 homeless individuals in Placentia on a day-to-day basis.

According to the Housing and Community Services Department of Orange County, there are 68 emergency and transitional shelters countywide that provide 3,300 beds.

There is one emergency shelter located in Placentia, Homeless Intervention Shelter (H.I.S.). The shelter provides transitional living facilities for families and single individuals; and serves about 140 persons on average every year. Two local churches also provide food and other emergency services. Placentia Presbyterian Church operates a weekly soup kitchen that serves meals to about 60 persons every Thursday. St. Joseph Catholic Church also distributes food, and offers other services such as transportation assistance and job referrals.

The Human Services Division of the City of Placentia's Community Services Department oversees the operation of the Human Services Office and Senior Center that provide food programs and emergency resources to the community. The Human Services Office provides residents with assistance in a wide range of issues including employment, financial assistance, domestic abuse, healthcare, insurance issues, homeless services, landlord and tenant disputes, public assistance forms, senior citizen services, translation assistance and youth services. Human Services distributes USDA surplus commodities received from Second Harvest Food Bank to over 300 households each month along with providing emergency food to residents and weekly bread distributions. Additionally, the Senior Center offers two food programs for adults 60 years or older, including a daily nutritional lunch program that serves 400 meals per month and a Brown Bag program that provides basic grocery items to over 130 adults per month.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. In 2000, 135 persons, less than 1 percent of Placentia's labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farmworker housing.



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CHAPTER 3: RESOURCES AND CONSTRAINTS ANALYSIS

GOVERNMENTAL CONSTRAINTS AND RESOURCES

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

LAND USE CONTROLS

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Placentia General Plan identifies three residential land use designations, a Planned Community designation and a Specific Plan designation. Table 3-1 summarizes the residential land use designations and their associated acreages and density ranges.



**Table 3-1
General Plan
Residential Land Use Designations**

Designation	Description	Acreage	Density Range
Low Density Residential	Single family residences on individual parcels.	1935.3 ¹	6 du/ac maximum
Medium Density Residential	Single-family and multi-family developments including attached and detached housing. Can include clustering and planned unit development approaches	439.2	15 du/ ac maximum
High Density Residential	Multifamily residences such as apartments	152.7	25 du/ ac maximum
Residential Planned Community	Allows a variety of housing types and related commercial uses through a development plan	370.8	7.1 du/ac maximum mean
Specific Plan	Specific Plans, programs, regulations and conditions that are unique for an area and are pertinent to maintain compatibility with surrounding areas.	348.8	6-25 du/ac

Notes:

¹ Includes a County island.

Source: City of Placentia General Plan, 1998

According to the 1988 General Plan, the maximum potential capacity is 22,645 dwelling units in the City and the realistic capacity is 18,117 dwelling units. The Department of Finance (DOF) reports 16,436 dwelling units have been developed as of January 2007.

Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted:

- Very Low- and Low-Income: 30 dwelling units per acre minimum
- Moderate-Income: 11-30 dwelling units per acre minimum
- Above Moderate-Income: Up to 11 dwelling units per acre

Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. Placentia’s residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-2 summarizes the single-family residential zoning designations and their requirements. Table 3-3 summarizes the multi-family residential designations and requirements. Based on residential units

Chapter 3: Resources and Constraints



approved and constructed complying with these standards, the City has determined the development standards do not unreasonably impact the cost and supply of housing nor the ability of projects to achieve maximum densities.

**Table 3-2
Summary of Single Family Residential Zoning Requirements**

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
R-A	20,000	40%	N/A	30 feet	25	6 feet one side, 12 feet other side; corner lot line, 11 feet		Corner and interior lot, 5 feet;
R-1	Interior lots 7,000; corner lots 7,500	50%	1,300	30 feet; accessory buildings 20 feet	20-25	6 feet on one side and 10 feet opposite side; corner lot 12 feet		20
PUD	N/A	60%	N/A	35 feet; 30 feet when located adjacent to properties zoned "R-A" or "R-I," may be modified pursuant to section 23.15.090	10	none required; except there shall be a minimum 10 foot separation between buildings	5 feet or less, or 18 feet or more.	10

Source: City of Placentia Municipal Code, Chapter 23

**Table 3-3
Summary of Multiple Family Residential Zoning Requirements**

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
R-2	Interior lot 7,000; Corner lot 8,000;	50%	35 feet; 30 feet when located adjacent to properties zoned "R-A" or "R-I," may be modified pursuant to section 23.15.040	20-25	5	Subject to Section 23.15.110	10
R-G	Interior lots 8,000; corner lots 9,000	60%	35 feet; 30 feet when located adjacent to properties zoned "R-A" or "R-I," may be modified pursuant to section 23.18.040	20	0-10	Subject to Section 23.81.130	0-10
R-3	Interior lots 8,000; corner lots 9,000	60%	35 feet; 30 feet when located adjacent to properties zoned "R-A" or "R-I," may be modified pursuant to section 23.21.040	15	0-5	10-15	0-10
MHP	15 acres	Subject to Title 25 of the California Administrative Code, Housing and Community Development	2 stories or 35 feet	10		25	

Source: City of Placentia Municipal Code, Chapter 23

The single-family residential zones are R-A and R-1. As shown in Table 3-4, single-family, units are permitted by right in R-A, R-1, R-2, RPC, PUD, SP-6,SP-7, and SP-8.

The multi-family residential zones are R-2, R-G, R-3, and MHP. Multi-family dwellings are permitted by right in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones. They are subject to a conditional use permit in the RPC zone. Single-family second and accessory Units are permitted by right in the R-A, R-1, RPC, PUD, SP-6, and SP-7 zones.

Table 3-4
Summary of Permitted Residential Uses By Zone

Residential Zones	Single-family	Multi-family	Mobile home Parks	Second and Accessory Units
R-A	Permitted	Prohibited	Permitted	Permitted
R-1	Permitted	Prohibited	Permitted With CUP	Permitted
R-2	Permitted	Permitted	Permitted With CUP	Prohibited
R-G	Prohibited	Permitted	Permitted With CUP	Prohibited
R-3	Prohibited	Permitted	Permitted With CUP	Prohibited
RPC	Permitted	Permitted With CUP	Permitted With CUP	Permitted
MHP	Prohibited	Prohibited	Permitted With CUP	Prohibited
PUD	Permitted	Prohibited	Permitted With CUP	Permitted
SP-3	Prohibited	Permitted ¹	Prohibited	Prohibited
SP-4	Prohibited	Permitted ²	Prohibited	Prohibited
SP-6	Permitted	Prohibited	Prohibited	Permitted
SP-7	Permitted	Permitted	Permitted With CUP	Permitted
SP-8	Permitted	Prohibited	Prohibited	Prohibited
SP-9	Prohibited	Permitted	Prohibited	Prohibited

¹Apartment projects for persons 55 years of age or older.

²Apartments of medium density residential setting reserved for lower-income families for a minimum of 30 years.

Source: City of Placentia Municipal Code Chapter 23

Parking Requirements

Table 3-5 summarizes the residential parking requirements in Placentia. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available land for residential development.

Table 3-5 Residential Parking Requirements	
Type of Residential Development	Required Parking Spaces (off street)
R-A and R-1 (4 or fewer bedrooms)	2 (2 in garage) per unit
R-A and R-1 (5 or more bedrooms)	3 (3 in garage) per unit
R-G	2 (1 in garage) per unit; plus 10% of said total for guest parking; carports allowed for multiple dwellings
R-3	2 (1 in garage) per unit; plus 15% of said total for guest parking; carports allowed for multiple dwellings
PUD (bachelor and 1 bedroom)	2 (1 in garage) per unit
PUD (2 or more bedrooms)	3 (2 in garage) per unit; 1 recreational vehicle space, for each 10 dwelling units
Mobile Home Parks	2 spaces per mobile home lot (may be in tandem), plus 1 additional space per every 5 mobile home lots provided as guest parking. In addition, there shall be provided 1 boat or travel trailer space for every 5 mobile home lots
Boardinghouses, fraternities, and group living quarters	1 space per resident
Rest Homes	1 space for each 4 beds, plus 1 1/2 space per employee
Second Residential Units	1 space in addition to that required for the primary unit; shall not be located within the required front yard setback and may be open

Source: City of Placentia Municipal Code Title 23, Sect. 78.030 et. seq.

There are no specific criteria for allowing carports in multifamily housing. When carports are utilized, the required dimensions of a carport space shall be measured from the interior of the carport. The carport shall cover the entire length of the space and shall be separated from open parking spaces by a landscaped buffer.

To ensure that the City’s parking requirements do not pose future constraints on residential development, this Housing Element update will include a program to review and revise parking requirements to mitigate and/or remove any identified constraints.



DENSITY BONUS ORDINANCE

In order to encourage the construction of affordable housing developments for very low and low-income households, the City of Placentia has adopted a Density Bonus Ordinance (Chapter 23.23 of the Municipal Code). Upon request from the applicant, the City grants a density bonus of at least twenty-five percent (25%) and possibly additional incentives based on the applicant’s commitment to construct preset percentages of senior housing units or low and very-low income housing units.

General Density Bonus for Affordable Units

The City grants a density bonus for developments providing units affordable to and occupied by lower income persons and households. The project must have a minimum of five units and an affordability covenant is required for at least 30 years. The developer is entitled to only one density bonus even if more than one qualifying criterion is met.

General requirements for density bonus are outlined in Table 3-6.

Table 3-6 General Density Bonus Requirements	
Level of Affordability	Minimum Affordable Dwelling Units Required (percent)
Very Low Income Households	10% of the total dwelling units
OR	
Lower Income Households	20% of the total dwelling units
Senior Citizens Households	50% of the total dwelling units

Source: City of Placentia Municipal Code Title 23, Sect. 23.040 et. seq.

All set-aside units are required to have a bedroom mix and amenities representative of the entire project and should be reasonably distributed through the project. When applicable, the developer are encouraged participate in the County of Orange mortgage revenue bond program, County of Orange multifamily revenue bond program, or other locally-approved programs.

Rental Units

To qualify for rental density bonus, projects shall be either occupied by, or vacant and available for specific income tenants, as outlined in Table 3-6.

In addition, the following priority is required in selecting tenants. First priority should be given to very low-income Placentia resident/worker households without Section 8 certificates. Second priority should be given to very low-income households without



Section 8 certificates, and the third priority should be given to low-income households.

Within these groups, the density bonus for rental units requires that priority be given to households of the sizes in relationship to the number of bedrooms available in each set-aside unit described in Table 3-7.

Table 3-7
Density Bonus Renting Priority

Number of Available Bedrooms	First Priority	Second Priority
Bachelor	2 persons	1 person
1 bedroom	2 persons	1 person
2 bedrooms	4 persons	3 persons or less
3 bedrooms	6 persons	3 persons or less

Source: City of Placentia Municipal Code Title 23, Sect. 23.050 et. seq.

Ownership Units

Ownership units receiving a density bonus are required to be sold to and occupied by, or vacant and available for exclusive sale, to households within specific income groups as described in Table 3-6.

The City of Placentia has defined maximum sale prices, mortgage payments, and down-payment amounts for ownership units within density bonus. Ownership units targeted for very low income households or lower income households shall be sold at a cost that does not to exceed affordable housing cost as defined by Section 50052.5 of the California Health and Safety Code. The total mortgage payments for ownership units targeted for senior citizen households including principal, interest, taxes, insurance and homeowner association dues, (if applicable) can not exceed 30 percent of the purchaser’s gross monthly income. The total down-payment amount for affordable ownership units, excluding closing costs, shall not exceed 10 percent of the purchase price.

Additional Incentives

In addition to the density bonus, the City of Placentia has established additional incentives. The City provides at least one of the following incentives:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including, but not limited to, a reduction in setback or square footage

requirements, or the ratio of vehicular parking spaces that would otherwise be required;

- Approval of mixed use zoning in conjunction with the housing development if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located; or
- Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable cost reductions, including but not limited to, additional density bonus, public financing and expedited processing.

The Director of Development Services may award additional incentives, if they are deemed necessary to make a project economically feasible. The requested additional incentives cannot negatively affect public health, safety and welfare, nor can they result in an overall development pattern that is incompatible with other structures in the immediate vicinity. The City may, at its sole discretion, consider the provision of one of the additional incentives in exchange for increasing the length of affordability requirements from 10 years to 30 years.

PLACENTIA-WESTGATE SPECIFIC PLAN

Currently, the City is drafting the Placentia-Westgate Specific Plan. The Specific Plan area is a 110-acre historic core district situated on the original town site of Placita Santa Fe. The area is bounded by Chapman Avenue to the north; Orangethorpe Avenue to the south; and the 57 Freeway to the west. The plan envisions a walkable network of varied blocks, plazas, parks and streetscapes; and a reestablishment of the community's relationship with the rail corridor.

The following zones are established in the Placentia- Westgate Specific Plan, and are applied to property within the Specific Plan Area:

- Mainstreet (MS)
- Town Center 1 (TC-1)
- Town Center 2 (TC-2)
- Corridor (COR)
- Neighborhood General (NG)

Table 3-8 summarizes the development standards for each zoning district contained within the Placentia-Westgate Specific Plan.

**Table 3-8
Proposed Development Standards- Draft Placentia-Westgate Specific Plan**

Standard	Mainstreet (MS)	Town Center 1 (TC-1)	Town Center 2 (TC-2)	Corridor (COR)	Neighborhood General (NG)
Front Setback	5 feet minimum, 10 feet maximum; Santa Fe: 0 feet required	0 feet minimum, 10 feet maximum	10 feet minimum, 20 feet maximum	0 feet minimum, 20 feet maximum	15 feet minimum; 20 feet maximum
Side Street Setback	Bradford: 5 feet minimum; Santa Fe: 0 feet required	0 feet minimum, 5 feet maximum	0 feet minimum, 5 feet maximum	10 feet minimum, 15 feet maximum	10 feet minimum
Sideyard Setback	Bradford: 5 feet minimum; Santa Fe: 0 feet required	0 feet minimum, 10 feet where provided	10 feet minimum	0 feet minimum; 10 feet where provided	5 feet minimum; 15 feet maximum
Rear Setback	Bradford: as required for alley; Santa Fe: as required for alley	0 feet minimum	15 feet for residential or abutting residential; 10 feet elsewhere	20 feet abutting residential; 10 feet elsewhere	20 feet minimum
Alley Setback	Bradford: 3 feet; Santa Fe: 3 feet	3 feet minimum	3 feet	3 feet minimum	3 feet
Building Height	Bradford: Maximum 2 stories; Santa Fe: Maximum 2 stories	Maximum 4 stories	Maximum 3.5 stories	Maximum 3 stories	2 stories (+ attic)
Parking Requirements	Residential: 1.5 spaces/unit; Live/Work: 2 spaces/unit; Non-Residential: satisfied by Park-Once System	Residential: 2 bedrooms > 1200 SF = 2.0/unit; 2 bedrooms < 1200 SF = 1.5/unit; 1 bedroom = 1.0/unit Live/Work: 2 spaces/unit Non-Residential: Satisfied by	Residential: 2 spaces/unit; 1.5 spaces/unit (bedroom/studio < 900 SF)	Residential: 1.5 spaces/unit; Live/Work: 2 spaces/unit; Non-Residential ≤ 750 SF: not required; Non-Residential 750-1500 SF: 1 space;	Residential: 2 spaces/unit; Live/Work: 2 spaces/unit; Non-Residential ≤ 750 SF: not required



**Table 3-8
Proposed Development Standards- Draft Placentia-Westgate Specific Plan**

		Park-Once System		Non-Residential ≥ 1500 SF: 3 spaces/1000 SF	
Lot Coverage	No requirement	No requirement	No requirement	No requirement	No requirement

Source: Draft Placentia-Westgate Specific Plan



SENIOR HOUSING

Placentia's Zoning Code allows group dwellings including nursing homes, intermediate care facilities and assisted care facilities in the C-2 designation with a conditional use permit, senior housing and facilities in Specific Plan 3 area as a permitted use, and independent living facilities, assisted living facilities, and skilled nursing facilities in Specific Plan 9 area as a permitted use.

Specific Plan 3 area developments are subject to the requirements found in Chapter 23.103 (Specific Plan 3) of Placentia Municipal Code. Specific Plan 3 area contains requirements for board and care facilities for persons 62 years of age or older, with private bathrooms, central kitchen facilities and services which include transportation, activities programs, housekeeping, linen and laundry service and full-time staff supervision; and apartment projects for persons 55 years of age or older, which contain a private entry and individual kitchen, but are no larger than two bedrooms, where two bedroom units do not exceed 50 percent of the total number of units.

Specific Plan 9 area developments are subject to the requirements found in Chapter 23.109 (Specific Plan 9) of Placentia Municipal Code. A deed restriction for this area requires that for the life of the structures at least one resident of each independent living unit shall meet the minimum age requirement of 55 years.

The City currently does not have a senior housing zoning designation. The Zoning Code currently permits housing types that provide opportunities for senior housing within various zones.

The City has reviewed Section 65008 of the Government Code and found that the City's Zoning Code does not conflict with State law.

EMERGENCY SHELTERS, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters, transitional housing and supportive housing. The City's Municipal Code does not make reference to emergency shelters, transitional housing, supportive housing or housing for the homeless. H.I.S. House currently operates a transitional living facility in the City. The facility, which consists of a single-family residence, is owned by the Placentia Redevelopment Agency and is leased to H.I.S. House for an amount equal to the annual property tax.

Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for

emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

To meet statutory requirements of SB 2, Placentia has conducted a staff level review of existing zoning districts and determined the High Density Multiple-Family district (R-3), the Commercial Manufacturing District (C-M), and the Manufacturing District (M) are conducive to provision of an emergency shelter by-right. The City has included a program within this Housing Element update to modify the Zoning Ordinance to permit emergency shelters in these three zones subject to the same development standards as other permitted uses in the zones. The program also considers transitional and supportive housing as residential uses, subject to those restrictions that apply to other residential uses of the same type in the same zone. Table 3-9 summarizes the development standards in the R-3, C-M, and M zones.

Table 3-9 Development Standards			
	High Density Multiple-Family (R-3)	Commercial Manufacturing District (C-M)	Manufacturing District (M)
Lot Coverage	60%	(1)Minimum lot area, 20,000 SF (2)Minimum lot width, 100 feet (3)Minimum lot depth, none specified	(1)Minimum lot area, 20,000 SF (2)Minimum lot width, 100 feet (3)Minimum lot depth, none specified
Front Yard Setback	15 feet	20 feet	Minimum 15 feet (one foot for each two feet of height)
Side Yard Setback	Street side of corner lot, 10 feet Interior lot line: (1)Building containing living units and accessory structures, five feet (2)Garages and carports, zero setback	*Only required along a property line adjacent to a residential district or a public right-of-way Minimum 10 feet adjacent to a residential district and 20 feet adjacent to a public right-of-way	*Only required along a property line adjacent to a residential district or a public right-of-way Minimum 15 feet (one foot for each two feet of height)

**Table 3-9
Development Standards**

	High Density Multiple-Family (R-3)	Commercial Manufacturing District (C-M)	Manufacturing District (M)
Rear Yard Setback	Street frontage, 15 feet Interior lot line: (1) Building containing living units and accessory structures, five feet (2) Garages and carports, zero setback	*Only required along a property line adjacent to a residential district or a public right-of-way Minimum 10 feet adjacent to a residential district and 20 feet adjacent to a public right-of-way	*Only required along a property line adjacent to a residential district or a public right-of-way Minimum 15 feet (one foot for each two feet of height)
Height	Maximum 35 feet	Maximum 35 feet	Maximum 54 feet

Source: City of Placentia Municipal Code Title 23

The High Density Multiple-Family (R-3) district permits apartments, duplexes, multi-family units, and group dwellings. Multiple family residences are located adjacent to a variety of community services. The Commercial Manufacturing (C-M) district permits retail businesses, light manufacturing, and offices. Commercial uses are primarily adjacent to major streets and transportation corridors. The Manufacturing (M) district permits manufacturing activities that do not cause obnoxious or offensive effects that may be detrimental to public health and safety.

In addition to application of R-3, C-M and M development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

SINGLE ROOM OCCUPANCY (SRO) UNITS

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom

facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless, and disabled persons.

Single Room Occupancy units are not defined or included in the City's Municipal Code. As a result, this Housing Element update will include a program to review and revise existing zoning district provision in the Municipal Code to explicitly define and establish regulatory standards for single-room occupancy units SROs.

SECOND DWELLING UNITS

Second dwelling units provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. Placentia permits second units in the R-A, R-1 and PUD-1 districts, and in the SP-7 or RPC districts with an underlying land use designation of low-density residential, provided certain requirements are met.

Requirements for a second unit should comply with all of the development standards for a new single-family detached dwelling unit in the R-A or R-1 zone, including but not limited to, setbacks, height, lot coverage (refer to Table 3-2: Summary of Single Family Residential Zoning Requirements) and those listed in Section 23.75.020 (Development Plan Review) of the Municipal Code. The following standards also apply:

- The total floor area of an attached second unit cannot exceed 30 percent of the total living area of the primary dwelling unit.
- The total floor area of a detached second unit cannot exceed 1,200 square feet.
- The architecture of the new unit has to be compatible with the existing unit and neighborhood.
- One off-street parking space must be provided in addition to that required for the primary unit. This space does not need to be located within the required front yard setback and may be open.
- Only one exterior entrance on any one side of the building is allowed.
- No exterior stairways on the front of the house are allowed.
- Only one second unit is allowed on any lot.
- The primary unit must continue to comply with the minimum standards applicable to a single-family detached dwelling unit in an R-A or R-1 zone even with the creation of a second unit, including but not limited to maximum lot coverage and minimum floor area.

HOUSING FOR PERSONS WITH DISABILITIES

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or

remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City of Placentia allows, by-right, residential care facilities for 6 or fewer persons in any single-family residence in an R-A, R-1 or R-2 zone. Residential care facilities provide twenty-four hour supervised non-medical care. Group dwellings including nursing homes, rest homes, and other special needs facilities are permitted in residential and commercial districts subject to a use permit.

The City's Municipal Code defines "family" as "an individual or two or more persons related by blood, marriage or adoption, or a group of not more than six persons, excluding servants, who are not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit."

To further accommodate housing for persons with disabilities, there are no maximum concentration requirements for residential care facilities. And the City considers parking requirements for residential care facilities on a case-by-case basis.

Reasonable Accommodation Procedures

As a matter of State law (SB 520), cities are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities. The City of Placentia does not currently have a formal process for requesting reasonable accommodations. As a result, this Housing Element will include a program to establish a written and administrative reasonable accommodation procedure in the Municipal Code for providing exception for housing for persons with disabilities.

BUILDING CODES AND ENFORCEMENT

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

Building Codes

The City of Placentia has adopted the 2007 California Building Code, based on the 2006 International Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on the unique local conditions. The code is designed to protect

the public health, safety and welfare of Placentia's residents. Code enforcement in the City is performed on a complaint basis.

The following are local amendments to the 2007 California Building Code:

- Section 903.2.7 Group R- An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:
 - All new Group R occupancies, including attached garages.
 - All existing Group R occupancies and U-1 garages when the total floor is increased by 50% of the existing area over a 2-year period.
 - All existing Group R occupancies and U-1 garages when the total area is increased by 750 SF or more over a 2-year period.
 - All existing Group R occupancies and U-1 garages when an additional story is added to the structure regardless of the area involved.
 - An automatic sprinkler system shall be installed throughout any existing building when the floor area of the alteration within any 2-year period exceeds 50% of the area of the existing structure. When the cost of installing an approved automatic sprinkler system exceeds 5% of the cost of the alteration, with the approval of the fire code official, the required automatic sprinkler system may be omitted.
 - Exceptions:
 - Occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded
 - Occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years) or is elderly (65 years of age or over)

The City has found that the amendments to the 2007 California building code do not unduly influence the cost, availability and conservation of housing.

Code Enforcement

Contained within the City Planning Division function, the City's Code Enforcement key objective is maintaining and preserving value and appearance in residential, commercial and industrial properties throughout the City. The City's Code Enforcement representatives enforce the following items:

- Substandard housing;
- Garage conversions;
- Property maintenance;
- Recreation vehicle parking on private property;
- Trash container placement, time and location;
- Illegal business activity;
- Inoperable vehicles on private property; and
- Garage sales and signage.

Code enforcement efforts are focused on property maintenance practices and standards so as to avoid conditions, which can be detrimental to the public health, safety, or general welfare.

Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. Building requirements and provisions including the minimum percentage of units accessible to persons with physical disabilities in new developments are incorporated into Title 24 of the California Code of Regulations. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

DEVELOPMENT FEES

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The City of Placentia charges the majority of environmental, planning and engineering fees on a fixed fee basis. The Building Industry Association of Orange County provides a yearly land development fee survey for Orange County jurisdictions. Table 3-10 shows the results of the survey and provides a comparative summary for Placentia and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on a 10-acre size at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit with a 400 square foot garage. The hypothetical building is valued at \$177,970 and contains 4 bedrooms and 3 bathrooms. Table 3-11 summarizes the total typical development fees for single-family and multi-family developments, based on two projects recently constructed in the City. The City has recently implemented a new fee structure that is based on the cost of staff time to review and process project applications. The previous fee structure was based on building valuation. The revised fee structure ensures that adequate fees are charged to ensure complete review without undue burden on the project applicant.

**Table 3-10
Comparative Development Fee Summary, (2006-2008)**

Fee Charges Planning Fees	Placentia	Anaheim	Fullerton	Orange
Environmental				
Initial Determination	\$545	N/A ¹	N/A	N/A
Negative Declaration	\$2,721	Included in Zone Change	\$330 + recordation	\$20; \$3,000 deposit
EIR Processing	\$2,132	\$181.10/hour; \$30,000 deposit	Actual cost; \$5,000 minimum deposit	\$3,000 deposit
Categorical Exemption	N/A	\$181.10/hour; \$5,000 deposit	Recordation fee only	\$0
Planning				
General Plan Amendment	\$5,541 + (\$138 in excess of one acre)	N/A	\$3,572	\$2,000; \$3,000 deposit
Zone Change	\$4,454	\$181.10/hour; \$10,000 deposit	\$3,572	\$1,000 deposit
Tentative Tract Map	\$5,954 + \$69/lot	\$181.10/hour; \$10,700 deposit	\$3,316 + \$49/lot	\$3,000 deposit
Site Plan Review	\$889	N/A	\$2,816 + time & materials	\$1,000 deposit
Development Plan Review (DPR)	\$5,072	N/A	\$2,371 + \$18/lot	\$1,000 deposit
Conditional Use Permits and Variances	CUP \$4,121/ variance \$4,603	\$181.10/hour; \$10,000 deposit	\$2,846	\$1,000 deposit
Building				
Building	\$1,467	\$705.42	\$1,038.18	\$1,419
Plan Check	\$0	\$1,150.94	\$738.29	\$922
Electrical	\$203	\$542.71	\$96.61	\$133
Mechanical	\$272	\$446.66	\$96.61	\$59.02
Plumbing	\$420	\$397.08	\$132.26	\$95
SMIP	N/A	\$17.80	\$6.14	\$18.35
Energy	N/A	Incl. in plan check	\$154.18	N/A
Permit Issuance	\$30	N/A	\$21.78	\$15
Engineering and Subdivision				
Final Tract Map	\$1,730	\$709/lot; \$35,450 deposit	Time and materials	\$1,500/50 units
Sewer Studies	\$850	\$109-153/hour	Time and materials	\$500/50 units

**Table 3-10
Comparative Development Fee Summary, (2006-2008)**

Fee Charges Planning Fees	Placentia	Anaheim	Fullerton	Orange
Storm Drain/Water Quality	WQMP \$1,060; SWPPP Review and Inspection \$370	\$9.46/l.f.	Time and Materials	\$500-1,000/50 units
Street Improvement	\$3,890	\$9.46/l.f.	Time and Materials	\$1,000/50 units
Sewer Improvement	N/A	\$9.46/l.f.	N/A	N/A
Grading	\$2,810/100,000 cy; \$1,880 additional 100,000 cy	\$98-119/hour	\$2,951.71	\$1,500/50 units
Surface Drainage	N/A	\$98-119/hour	N/A	N/A
Capital Facilities and Connections				
Water	N/A	\$3,100/acre, \$7/l.f. of frontage	N/A	\$1,500/acre x 10 acres/50 units
Sewer	\$270	\$350/acre, \$250 minimum	N/A	\$75/du
Traffic/Road fees	Thoroughfare acreage \$6,251/acre; Traffic Impact \$207/AM Peak Hour Trip	\$796/unit	\$325.50/unit (Single Family)	N/A
In-lieu Park Facilities Fee	Varies	\$6,936.46/unit (Single Family)	\$9,500	\$8,894-District 2 \$7,994-District 1
School Facilities	\$4,125	\$2.63/s.f.	\$2.63/ sq. ft.	\$2.63/square foot

Notes: *N/A= fee not included in survey response
Source: BIA OC 2006-2007 Land Development Fee Survey, City of Placentia 2008

**Table 3-11
Typical Development Fee Comparison
Single Family and Multi-Family Development**

Development Fee	New Single-Family¹	New Multi-Family²
Development Plan Review (DPR)	\$7,622.00	\$9,322.00
Initial Study	\$545.00	\$545.00
EIR/ Negative Declaration	\$2,132.00	\$2,721.00
Tentative Map (as applicable)	\$5,954.00	\$5,954.00
Total	\$16,253.00	\$18,542.00
Total per unit	\$216.71	\$148.34



Table 3-11 Typical Development Fee Comparison Single Family and Multi-Family Development		
Development Fee	New Single-Family ¹	New Multi-Family ²
Notes: ¹ Based on a recently constructed project consisting of 75 detached condominiums on a +/- 10.1 net acre site. ² Based on a recently constructed project consisting of 125 attached residential dwelling units within 9 three-story buildings on a +/- 5.9 net acre site. Source: City of Placentia, April 2009.		

LOCAL PROCESSING AND PERMIT PROCEDURES

Considerable holding costs can be associated with delays in processing development applications and plans. Three levels of decision-making bodies govern the review process in Placentia: the Zoning Administrator, the Planning Commission and the City Council.

The time required to process a project varies depending on the given project’s size and complexity and the number of actions and/or approvals required to complete the process. Both single-family residential and multi-family residential developments take between 6-12 months for total entitlement and permit processing. Table 3-12 provides a summary of the most common steps in the entitlement process. Not every project is required to follow all the steps outlined in the table. In addition, some of the approval procedures can run concurrently.

To address any constraints posed by processing timelines on residential development, this Housing Element update will include a program to review and revise processing timelines to mitigate and/or remove any identified constraints.

Table 3-12 Approximate Development Timelines		
Procedure		Processing Time
Initial Contact	Check Requirements: Zoning, General Plan, Use Permit, Variance Tentative Map, Development Plan Review, CEQA	1-3 days
Preliminary Review	Conceptual Plan Submitted: Circulation, Traffic, Parking, Street Improvements, Building Elevations, Signs, Landscaping, CEQA requirements	1-2 weeks
Formal Submittal	Planning Commission Package: Filing Fee, CEQA (Exemption, Negative Declaration, EIR), Site Plan, Preliminary grading plan, Conceptual landscape plan, building elevations, floor plan	4 Weeks

Table 3-12
Approximate Development Timelines

Procedure		Processing Time
Planning Commission Hearing	Input from staff, applicant and public. (Decisions include condition of approval and standard development requirements)	1 Day
City Council Hearing (if required)	Same package as submitted to the Planning Commission	3 Weeks
Submittal of Working Plans (First Check)	All drawings are reviewed for compliance with city design standards and policies, conditions of approval, specific details not included in conceptual plans. Drawings Submitted include: Engineering plans (Grading and street improvements, sewer, storm drains and utility plans and details) and Building Plans (Structural, electrical, plumbing, heating and ventilation, and air conditioning plans; soil test and reports; structural and energy calculations; landscape and irrigation plans; fence and wall plans; sign plans; and lighting plans).	2-4 Weeks
Submittal of Working Plans (Second Check)	All resubmitted plans are reviewed to ensure corrections are completed and all plans consent with each other.	2-4 Weeks
Issuance of Permits	Permits are issued after final map is approved and bonds are posted, grading permit issued.	1 Day

Source: City of Placentia April 2009.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

i. Seismic Hazards

Similar to most southern California cities, Placentia is located within an area considered to be seismically active. No faults have been identified within the City limits. There are six faults within close proximity to Placentia: Whittier-Elsinore, Norwalk, Newport-Inglewood, Sierra Madre, Palos Verdes and San Gabriel. The Whittier-Elsinore fault is located approximately 1,000 feet to the north of Placentia and is able to produce a seismic event of magnitude 6.0 or greater. The impact of earthquakes on Placentia depends on several factors: the particular fault, fault

location, distance from the City, and magnitude of the earthquake. Some areas of the City may experience liquefaction and ground failure during extreme shaking. As part of the City's development review process, future residential projects would be required to prepare geotechnical studies to abate and potential hazards.

ii. Flooding

Portions of the City are located within 100-year flood zones. Inundation is projected to be most significant in the southwest portion of Placentia. Flooding within Placentia as a result of a 100-year flood would be expected to reach an average depth of only one foot and only at specific locations.

Prado Dam is a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District. The dam is located approximately 11 miles east of Placentia, on the Santa Ana River, west of the City of Corona. In the event of dam failure, the flood wave would reach Placentia in approximately 40 to 45 minutes with possible surge wave depths ranging from nine to twenty-three feet.

Carbon Canyon Dam provides flood control in and around the drainage basin. The dam is located approximately one mile north of Placentia. In the event of the dam's failure at maximum capacity, water would reach the northerly City limits in approximately two minutes with depths ranging from 10 to 30 feet. In the event of a dam failure at either the Prado or Carbon Canyon Dams, the City's emergency evacuation plan would be implemented and emergency service personnel would respond to any hazards.

iii. Toxic and Hazardous Wastes

Although definitions of hazardous materials vary, Federal, State and County agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, process, distribution, use or disposal may present an unreasonable risk to human health or the environment. The OCFA's Hazardous Materials Area Plan provides a detailed hazard analysis of chemical hazards within Orange County.

iv. Transportation of Hazardous Materials

Transportation routes through and around the City are used to transport hazardous materials from suppliers to users. Major transportation routes within Placentia include surface streets and railroads. Additionally, the 57 and 91 freeways are located adjacent to the city. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation and exposure to the public via airborne exposure.

The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling and routing). The California Highway Patrol (CHP) enforces the intrastate transport of hazardous materials and hazardous waste.

v. Hazardous Waste Management

The *Orange County Hazardous Waste Management Plan* provides policy direction and action programs to address current and future hazardous waste management issues that require local responsibility and involvement in Orange County. The Plan discusses hazardous waste issues and analyzes current and future hazardous waste generation in the County. The Integrated Waste Management Department (IWMD) of Orange County owns and operates three active landfills, four household hazardous waste collection centers (HHWCC) and monitors ten closed landfills.

The California Health and Safety Code (H&SC) establishes regulations requiring businesses within the city to complete a chemical inventory to disclose hazardous materials stored, used, or handled on site. The disclosure information is intended to assist emergency responders in planning for and handling emergencies involving hazardous materials. The main program objective is to safeguard the lives of emergency responders, the public, and to minimize property loss. The H&SC also requires a Business Emergency Plan (BEP) to assist in mitigating a release or threatened release of a hazardous material, and to minimize any potential harm or damage to human health or the environment. Disclosure of hazardous materials is updated annually. The Fire Prevention Department of the OCFA is responsible for the distribution and handling of disclosure forms. Additionally, the OCFA maintains the files of all chemical inventory information and business plans, which are made available for public inspection.

vi. Fire Hazards

The City of Placentia is highly urbanized with no wildlands adjacent to areas zoned for residential use. There is minimal potential for fire related to brush or other natural materials. Fire hazards within the City may be associated with industrial uses, hazardous materials, and arson. The County of Orange Fire Authority provides fire protection services to Placentia. There are two fire stations located within the City limits.

vii. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Placentia are the transportation systems. Roadways are the primary source of transportation-generated noise. The Burlington North Santa Fe Railroad also runs through the city along the Orangethorpe Corridor. The Placentia

Quiet Zone went into effect in August of 2007. Along the quiet zone, all trains are prohibited from using horns unless an engineer feels an emergency exists that threatens human or animal injury or property damage.

Infrastructure Constraints

i. Sewer

The City of Placentia operates and maintains approximately 76 miles of gravity sewer pipelines. In addition, the Yorba Linda Water District services approximately 12 to 15 percent of the City. A capacity study of the City's sewer system was conducted in 2000 as part of the Sewer System Master Plan (SSMP). Deficiencies found in that study, as well as those found in an inspection of the Old Town area released in 2003 have been prioritized and were the basis for the initial capital improvement program list. The City Council adopted a sewer service fee in March of 2005 to provide a dedicated source of funding.

The City maintains and operates the local sanitary sewer collection system, which includes gravity sewers and lift stations. The Orange County Sanitation District (OCSD) collects, treats, and disposes of the wastewater from central and northwestern Orange County, including Placentia. Wastewater generated by the City is transported through trunk lines to OCSD's Plant No. 1 (located at 10844 Ellis Avenue, Fountain Valley) and Plant No. 2 (located at 22212 Brookhurst Street, Huntington Beach) where it receives primary and secondary treatment. Plant No. 1's average daily flow is 90 million gallons per day (MGD) and its capacity is 174 MGD. Similarly, Plant No. 2's average daily flow is 153 MGD and its capacity is 276 MGD. Thus, excess capacity exists at both plants. It is noted up to 10.0 MGD of effluent from Plant 1 is delivered to Orange County Water District (OCWD) for advance treatment, and ultimately used for groundwater recharge and landscape irrigation.

The City's future housing needs would generate increased wastewater flows, placing greater demands on wastewater treatment and collection. The City requires individual assessments of potential impacts to wastewater facilities to ensure future development does not impact the ability to serve future needs. Based upon the analysis of future development need, current infrastructure capacity exists. .

ii. Water

The City of Placentia is served by the Yorba Linda Water District and the Golden State Water Company. The Yorba Linda Water District has approximately 3,400 service connections in Placentia. The remainder of the city is served by Golden State.

According to the Golden State Water Company's Urban Water Management Plan, there are no factors affecting the wholesale supply of the Placentia system, therefore, there is 100 percent reliability of imported water supply. The Yorba Linda Water



District’s Urban Water Management Plan indicates that the reliability of the Orange County Basin is less than 100 percent, which is reflective of low groundwater levels due to drought, saltwater intrusion, and increased accumulated overdraft of the Basin. To counteract the intermittent supply from the Basin during multiple dry water years, wholesale supply reliability is over 100 percent.

The water demand associated with future housing could impact groundwater supplies. The Urban Water Management Plans (UWMPs) for both the Golden State Water Company and the Yorba Linda Water District concluded that the City water supplies would be 100 percent reliable in meeting future water demands. The proposed Housing Element was considered in both UWMPs, since additional residential development was assumed. As such, potential increases in water demand associated with future housing were anticipated in the UWMPs. All future residential development would be subject to compliance with the UWMPs’ Conservation Programs, which would ensure that future development would incorporate water conservation measures. Therefore, Housing Element program implementation would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

REDEVELOPMENT AGENCY HOUSING SET-ASIDE FUND RESOURCES

The City of Placentia Redevelopment Agency provides the funding source for many housing-related activities in the City. Table 3-13 shows the housing set-aside fund projections from fiscal year 2005/06 through fiscal year 2009/2010. Housing fund revenues include the housing set-aside from tax-increment funding.

Table 3-13

Projections for Housing Set-Aside Fund (in dollars) 2006-2014

Revenue Source	2006/07	2007/08	2008/09	2009/10	2009/10	2010/11	2011/12	2012/13	2013/14
Housing Set Aside (20% of Tax Increment)	394,540	--	450,000	475,000	475,000	497,000	509,000	521,000	534,000

Source 2005-2009 Implementation Plan for the Placentia Redevelopment Project Area, City of Placentia

The 2005-2009 Implementation Plan outlines the following projects and programs the Agency will undertake:

- Partnerships to rehabilitate multi-family residential units; and
- Advocate that the Placentia Westgate Specific Plan incorporate a regulatory requirement for the inclusion of lower income housing.

Inclusionary Housing Requirements

The City of Placentia, in accordance with California Community Redevelopment Law, requires the production of affordable housing based on activities in the redevelopment areas. These requirements are as follows:

- At least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable cost to low and moderate-income households. Of these low-mod units, 50 percent must be affordable to very-low-income households.
- At least 15 percent of all new dwelling units within a project area developed by an entity other than the Agency must be affordable to low and moderate income households. Of these low-mod units, 40 percent must be affordable to very-low-income households.

More recent legislation effective on January 1, 2002, requires the Agency to expand its low and moderate income housing funds over the duration of the Implementation Plan to assist housing in at least the same proportion as:

- the total number of housing units needed for persons of moderate, low, and very low income within the community as those needs have been determined for the community in the Housing Element of the General Plan, and
- is available to families with children in at least the same proportion as the population under age 65 bears to the total population of the community as reported in the most recent census of the US Census Bureau.

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS

Placentia participates in a consortium with the County of Orange and other 12 other cities known as the Orange County Urban County Program. The Urban County receives Community Development Block Grant (CDBG) and HOME funding on a formula basis from the Federal government. Funds are distributed by the County of Orange to individual jurisdictions on a competitive basis. In the preparation of the 2005-2010 Consolidated Plan for the County of Orange, Placentia indicated its intention to pursue CDBG and HOME funds for housing activities including housing rehabilitation. During the 2006-2007 Fiscal Year, \$129,375 in CDBG funds were allocated to Placentia for the Housing Rehabilitation Grant Program. Though the City does not currently receive HOME funds, the City will continue to pursue them in the future.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation

- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

ON- AND OFF-SITE IMPROVEMENTS

On- and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience.

The City’s standards and requirements for streets, sidewalks, and other site improvements are found in the Municipal Code. Table 3-14 summarizes the City’s standards for roadway and right-of-way widths.

Table 3-14 Street Widths			
Streets	Right-of-Way Width (in feet)	Pavement Width (in feet) Curb Face to Curb Face	Median Island Width (in feet)
Major Street	120	104	14
Primary or Modified Major Street	100	84	14
Secondary or Modified Primary Street	80	64	N/A
Modified Secondary Street	64	52	N/A
Local Industrial Street	60	44	N/A
Local Residential/Commercial Street	60	40	N/A
Minor Residential Street- 500 feet or less in length	56	36	N/A

**Table 3-14
Street Widths**

Streets	Right-of-Way Width (in feet)	Pavement Width (in feet) Curb Face to Curb Face	Median Island Width (in feet)
Minor Residential Street- Looped 800 feet or less	56	36	N/A
Minor Residential Street- Cul-de-sac streets, 500 feet or less serving 12 lots or less	56	36	N/A
Cul-de-sacs Residential/Commercial	50 radius	40 radius	N/A
Cul-de-sacs Industrial	50 radius	44 radius	N/A

Source: City of Placentia, Municipal Code

Minimum sidewalk widths shall be as follows:

- Residential district- 4.5 feet
- Commercial district- Minimum 7.5 feet
- Industrial district- Minimum 5.5 feet

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted General Plan.

Tree well easements shall be provided on major, primary and secondary streets in accordance with the City’s Municipal Code. Trees will be installed by the developer in accordance with the master plan of street trees and City standards.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health; and are not jeopardized by increased development and do not unduly hinder housing development.

NON-GOVERNMENTAL CONSTRAINTS AND RESOURCES

VACANT AND UNDERUTILIZED LAND

A through analysis of vacant and underutilized land within the City of Placentia is provided in Appendix B.

LAND PRICES

Land costs influence the cost of housing. Prices are determined by a number of factors, most important of which are land availability and permitted development



density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased. Prices for vacant residential land in Placentia are estimated to be \$35 to \$50 per square foot.

CONSTRUCTION COSTS

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-15 summarizes the estimated construction costs based on type of development in Placentia.

**Table 3-15
Construction Cost Estimates**

Development Type	Cost per Square Foot
Single-Family Residential	\$100-125
Townhomes/Condominiums	\$150-180
Multi-family- garden style apartments	\$200
Multi-family- stacked flats with structured parking	\$250

Source: RBF Consulting, 2008

FINANCING

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

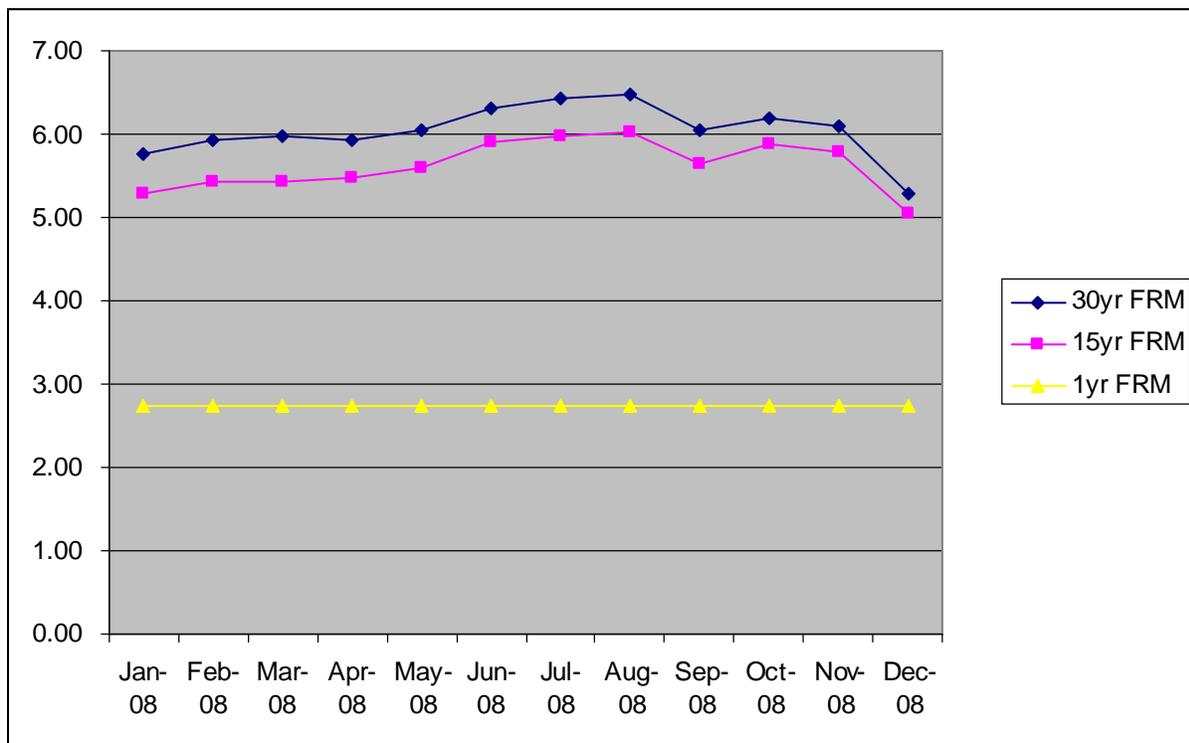
As shown in Table 3-16, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Orange County is highest for the very low-income (less than 50 percent of the MFI) category with 41.7 percent.

Table 3-16
Mortgage Lending Rates-2007
Santa Ana-Anaheim-Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	590	201	246	41.7%
50-79% MFI	2,207	1,101	552	25.0%
80-99% MFI	2,626	1,432	538	20.5%
110-119% MFI	3,590	1,988	688	19.2%
≥120% MFI	42,819	22,821	9,014	21.1%
Total	51,832	27,543	11,038	21.3%

Source: Federal Financial Institutions Examination Council, HMDA Data, 2007

Figure 3-1



Source: Freddie Mac Primary Mortgage Market Survey

Figure 3-1 shows the average interest rates between January 2008 and December 2008. Interest rates reached a high point in August 2008 and have decreased since. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can

offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements

There have been recent changes in the qualifications and lending standards for home loans. Nationwide there has been a large increase in the number of delinquencies and foreclosures in the residential market. As a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.

ENERGY CONSERVATION

In order to reduce the consumption of water in a landscaped area the City of Placentia has adopted a Xeriscape ordinance within the Zoning Code. Primary techniques to reduce water consumption are the use of water conserving plants, minimizing the amount of grass area, grouping plants in accordance to their watering needs, and providing an irrigation system designed to meet the needs of the plants in the landscape. All new developments are required to submit plans that comply with the ordinance.

In 1982, the City adopted an ordinance that encourages the development of energy efficient residential dwellings in order to reduce the reliance of the City's residents in commercial energy sources.

Southern California Edison, which provides electricity service in Placentia, also offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star New Homes program, builders can receive up to \$700 per single family unit or \$275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements. Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes pilot program was launched in 2005 and includes standards for new single-family and multi-family home construction.



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CHAPTER 4: HOUSING POLICY PROGRAM

This section describes Placentia’s housing policy program for the 2006-2014 Planning Period. The Housing Policy Program identifies the specific policy actions related to the preservation, improvement and development of housing in the City. These policy actions address current and future housing needs, meet the requirements specified by State law and consider the input by residents and stakeholders. While the plan provides a comprehensive approach to address housing issues throughout the City, the emphasis of the 2006-2014 Policy Program is on actions enabling the City to increase and maintain housing opportunities affordable to extremely low, very low, low and moderate-income households.

Housing Goals and Programs

Placentia’s housing goals focus on four policy priority areas. Goals are provided to address each of these areas and programs are developed to support and implement each goal. The four priorities are:

1. Developing and maintaining Housing Supply and Variety
2. Promoting Equal Housing Opportunity
3. Promoting Housing and Neighborhood Preservation and Conservation
4. Encouraging Housing Cooperation and Coordination

Goal HE-1: Housing Supply and Variety

Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents within the constraints of available land.

Program HE-1.1: Manufactured Housing

The City of Placentia recognizes the importance of manufactured housing as a means to provide affordable housing for the City’s residents. The City shall explore land use policies, regulations, and programs to facilitate and encourage manufactured housing. These policies, regulations and programs may include, but are not limited to, flexible development standards, technical assistance and referrals to the County of Orange Mobile Home Exterior Grant Program.

Objective:	Use of manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Review policies, regulations and programs by June 2010



Program HE-1.2: Locate Housing Near Transportation, Employment and Services

To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units near transportation options, major employment centers and services. The City is currently drafting a specific plan for a transit-oriented development in Placentia-Westgate area surrounding the future Metrolink station. The specific plan will provide for residential uses in proximity to the station as well as entertainment, retail and office spaces. The development regulations for the specific plan area will encourage and facilitate multi-family residential development and live-work units. The City will also encourage housing near transportation, employment and services through Program HE-1.16: Transit-Oriented Development of this Housing Element.

Objective:	Proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.3: Pursue County, State and Federal Housing Funds

Monitor availability of County, State and Federal housing programs and pursue available funds as appropriate. The City shall encourage and coordinate with housing developers and service organizations to obtain funds for affordable housing projects, initially through pre-application meetings and throughout project development. The City shall also make funding information available to all proposed developers in the City through informational materials distributed through the City’s website and at pre-application meetings.

Objective:	Increase use of County, State and Federal Funds
Responsible Agency:	Development Services/ Redevelopment
Funding Source:	County, State and Federal programs
Implementation Schedule:	Ongoing (project based)

Program HE-1.4: Emergency Shelters and Transitional and Supportive Housing

In compliance with State Law (SB 2), the City will review and revise the existing Zoning Ordinance to allow for emergency shelters and transitional and supportive housing for families and individuals that are homeless. The City will comply with the requirements of the State in the following manner:

- Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters and in any case accommodate at least one year-round shelter. The City is considering the R-3, C-M and M zones to allow emergency shelters by-right.

- Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards.
- Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development of emergency shelters and Transitional Housing.
- Amend the Zoning Code to allow transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

Objective:	Zoning for emergency shelters, transitional and supportive housing
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	December 2009

Program HE-1.5: Infrastructure Provision

To ensure that requirements for infrastructure provision are not considered an undue constraint to residential development, the City shall review infrastructure provision costs and procedures on an annual basis. Based on its findings, the City shall work with housing developers to reduce costs and streamline infrastructure-financing programs.

Objective:	Reduce constraints associated with infrastructure
Responsible Agency:	Development Services/Public Works/Engineering
Funding Source:	General Fund, CDBG, Capital Improvements Program
Implementation Schedule:	Annual review, revisions as appropriate

Program HE-1.6: Development Processing System Review

The City shall review existing procedures for project review, processing and building plan check to determine if the procedures are a constraint to housing development. Based on these findings, the City shall develop programs and procedures to minimize processing timelines for extremely low, very low, low and moderate-income housing developments. The City shall monitor processing timelines and modify as needed to further encourage affordable housing development.

Objective:	Minimize development review/processing time
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing, Annual Review



Program HE-1.7: Vacant and Underutilized Land Inventory

To provide additional areas for housing development and maximize the potential for a variety of housing types, the City will identify vacant and underutilized sites for development of residential units. Additionally, the City will maintain and update an inventory of these sites on an annual basis. The City will provide information about these sites to housing developers through printed materials available at City Hall and electronically on the City’s website.

Objective:	Inventory of vacant and underutilized land
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Annual update of inventory

Program HE-1.8: Adequate Sites For Housing Development

The City has a remaining lower-income growth need of 38 dwelling units. To ensure the availability of adequate sites to accommodate the projected construction need by income category for the 2006-2014 planning period, the City shall develop and adopt a specific plan for the Placentia-Westgate area. As part of the Specific Plan, the City shall rezone a minimum of 1.27 acres to permit by-right multi-family, rental and ownership residential development at a minimum net density of 30 du/ac. Of the rezoned land, a minimum of 0.63 acres shall permit exclusively by-right residential uses to accommodate at least 50 percent of the City’s lower-income growth need. The lower-income growth need shall be accommodated on sites with densities and development standards that permit a minimum of 16 units per site.

The City has identified the opportunity sites to accommodate the remaining lower-income need in Table B-6 of this Housing Element. The City shall encourage the development of housing on the opportunity sites through incentives such as financial incentives , land write-downs; assistance with on- or off-site infrastructure costs; expedited entitlement review; fee reductions, fee deferrals or concessions; in-kind technical assistance; and other regulatory concessions or incentives. The City will also provide incentives for lot consolidation (see Program HE 1.19).

Objective:	Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac
Responsible Agency:	Development Services
Funding Source:	General Fund/RDA
Implementation Schedule:	December 2009



Program HE-1.9: Monitoring of Constructed Units Based on Income-Level

To effectively track performance during the planning period, the City will track the income levels of units constructed by including an estimate sales/rental value at the time of unit occupancy. This value will be included as part of the building permit application to reflect the assumed market value of the home constructed.

Objective:	Tracking performance by income level.
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.10: Encourage Development of Housing for Extremely Low-Income Households

The City will encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Orange County. The City shall work with non-profit developers and service providers with the specific emphasis on providing family housing and non-traditional housing types such as single-resident occupancy units, transitional housing and units serving temporary needs by providing in-kind technical assistance and support in seeking funding. The City shall encourage housing for extremely-low income households through incentives and activities such as technical assistance, expedited processing and flexibility in development standards.

Objective:	11 Extremely Low Income Units (by 2014)
Responsible Agency:	Development Services/Redevelopment
Funding Source:	General Fund/ Housing Set-Aside/HOME/CDBG
Implementation Schedule:	Develop incentive program by June 2010

Program HE-1.11: Amend the Density Bonus Ordinance

The City of Placentia currently provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To further the effectiveness of the City's Density Bonus Ordinance and to be in compliance with the requirements of SB1818, AB2280 and State and Federal Fair Housing Law, the City shall review and revise the existing ordinance. The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City's website and during pre-application meetings.

Objective:	Review and Revise Density Bonus Ordinance
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	December 2009

Program HE-1.12: Development of Senior Housing

The City recognizes the unique character of the senior population. Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. The City shall encourage the development of a wide range of housing choices for seniors through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.). These may include independent living communities and assisted living facilities with on-site services and access to health care, nutrition, transportation and other appropriate services.

Objective:	Senior Housing Development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.13: Development of Housing for Larger Families

The City recognizes that providing appropriately sized housing units for families is important to improving livability, reducing instances of overcrowding and minimizing deferred maintenance issues. The City shall encourage incorporation of larger bedroom counts in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing and flexibility in development standards.

Objective:	Housing units with larger bedroom counts.
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Develop incentive program by June 2010

Program HE-1.14: Housing for Persons with Special Needs

The City understands the need for housing to accommodate persons and families with special needs. The City shall work with non-profit housing developers, service providers and the County of Orange to encourage and support the development of housing for special needs households through activities such as technical assistance, assistance in seeking funding, expedited processing and flexibility in development standards.

Objective:	Housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Develop incentive program by June 2010



Program HE-1.15: Redevelopment Agency Housing Set-Aside Fund

The Redevelopment Agency is required by State Law to allocate 20 percent of the gross tax increment revenues to provide for affordable housing projects. The Agency shall continue its obligation of providing 20 percent of the tax increment to the Housing Set-Aside Fund for extremely low, very low, low and moderate-income housing projects. Use of the Housing Set-Aside Fund outlined in the Redevelopment Agency’s Implementation Plan is described in Chapter 3: Resources and Constraints of this Housing Element.

Objective:	20% of tax increment for Housing Set-Aside
Responsible Agency:	Redevelopment Agency
Funding Source:	Housing Set-Aside
Implementation Schedule:	Ongoing

Program HE-1.16: Transit-Oriented Development

A Transit-Oriented Development is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. To encourage recent federal, state and regional policies focusing on concentrated growth around transit, the City shall solicit proposals for transit-oriented developments and consider partnerships with local jurisdictions, other transit and regional agencies, and the private sector to implement development plans. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, regulatory waivers, etc.

Objective:	Encourage Transit-Oriented Development
Responsible Agency:	Development Services/ Redevelopment Agency
Funding Source:	General Fund/RDA
Implementation Schedule:	December 2009

Program HE-1.17: Single-Room Occupancy Units (SRO’s)

Single-room occupancy units (SRO’s) provide housing opportunities for lower-income individuals, persons with disabilities, and the elderly. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SRO’s. Currently, SRO’s are not defined nor addressed in the City’s Zoning Code. The City shall amend the Zoning Code to explicitly define and establish regulatory standards for single-room occupancy units.

Objective:	Amend Zoning Code to include SRO’s
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	December 2009

Program HE-1.18: Review and Revise Residential Parking Requirements



To ensure the City’s parking requirements are not a constraint to residential development, especially new housing units affordable to lower- and moderate-income households, the City shall review existing adopted parking standards to identify potential constraints. Based upon this review, the City will revise current standards, as appropriate.

Objective:	Review/Revise Residential Parking Requirements
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	December 2009

Program HE-1.19: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate consolidation of vacant and underutilized lots for residential development to provide the opportunity to develop these lots. The City will encourage and facilitate lot consolidation through a variety of incentives such as financial incentives , land write-downs, assistance with on- or off-site infrastructures costs, and other pre-development costs association with the assemblage of multiple parcels. The City will develop an incentive program and provide information to developers and other interested parties through printed materials available at City Hall and electronically on the City’s website.

Objective:	Encourage/facilitate lot consolidation
Responsible Agency:	Development Services
Funding Source:	General Fund/RDA
Implementation Schedule:	Develop incentive program by January 2010

Goal HE-2: Equal Housing Opportunity

Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, disability, marital status or household composition.

Program HE-2.1: Support of Regional Fair Housing Efforts

The City will continue to contract with and refer fair housing inquiries to the Fair Housing Council of Orange County. The organization provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire.

Objective:	Fair Housing activities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Program HE-2.2: Section 8 Rental Assistance

The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.

Objective:	167 vouchers
Responsible Agency:	Orange County Housing Authority
Funding Source:	HUD
Implementation Schedule:	Annual

Program HE-2.3: Reasonable Accommodation Procedures

In compliance with SB 520, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. The City will develop a policy and procedures for reasonable accommodation, separate from a variance or CUP, to provide relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities.

Objective:	Adopt reasonable accommodation procedures
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	December 2009

Program HE-2.4: Comprehensive Housing Resource Directory

The City of Placentia will develop a comprehensive housing resource directory to assist residents in locating affordable housing. The City will coordinate with the County of Orange and update the directory on an annual basis. The Comprehensive Housing Resource Directory will be available on the City’s website and in print form at City Hall, the library and other public buildings.

Objective:	Housing Resource Directory
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Develop directory by June 2010, Annual update

Goal HE-3: Neighborhood Preservation

Encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided; and having a sense of community identity.



Program HE-3.1: Community Based Neighborhood Rehabilitation

Encourage neighborhood rehabilitation programs that maximize community participation in the maintenance and improvement of housing in individual neighborhoods. The City will coordinate with and assist neighborhood and non-profit organizations in implementing programs such as “Neighborhood Pride Days” where the City will collect electronic waste and bulk waste from residents, promote neighborhood cleanup and beautification especially in low-income areas.

Objective:	Conserve and Improve Existing Residential Neighborhoods
Responsible Agency:	Development Services
Funding Source:	RDA/CDBG
Implementation Schedule:	Ongoing

Program HE-3.2: Neighborhood Identity

Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles.

Objective:	Create a Neighborhood Identity
Responsible Agency:	Development Services
Funding Source:	Private Sources
Implementation Schedule:	Ongoing

Program HE-3.3: Placentia Rehabilitation Grant Program

The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very low-income housing units. The City shall outreach to potential applicants through the City’s website and print material.

Objective:	72 units
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	2014

Program HE-3.4: Acquisition and Rehabilitation

In order to prevent deteriorating of neighborhoods and increase the affordable housing stock, the City’s Redevelopment Agency shall partner with non-profit housing developers to acquire and rehabilitate housing units. These units will be sold or rented to lower-income households.

Objective:	18 units
Responsible Agency:	Development Services/ Redevelopment
Funding Source:	CDBG/RDA
Implementation Schedule:	2014

Program HE-3.5: Energy Conservation

The City recognizes that utility costs contribute to a household’s overall expenditure for housing. The City shall promote energy and water conservation in new and existing residential developments by providing educational materials on the City’s website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit. The City shall also refer residents to local utility providers for energy and water conservation programs through the City’s website.

Objective:	Energy conservation/ reduced utility costs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Provide energy conservation educational materials by December 2009

Program HE-3.6: Sustainable Building Practices

The City understands that sustainable or “green building” practices can lead to the conservation of energy and natural resources. To encourage “green building” practices in new and existing housing development, the City shall explore the feasibility of education and incentive programs.

Objective:	Encourage Green Building Practices
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Investigate potential programs by December 2010

Program HE-3.7: Monitoring At-Risk Units

The City shall regularly monitor the units in the City with affordability covenants that will expire during the planning period. To encourage the preservation of these “at-risk” units, the city shall provide for targeted outreach to the owners of these units to encourage the extension and/or renewal of deed restrictions or covenants.

The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.

Objective:	Encourage the Preservation and Extension/Renewal of “At-Risk” Units
Responsible Agency:	Development Services
Funding Source:	General Fund



Implementation Schedule:	Ongoing monitoring and outreach Develop preservation strategy by December 2010
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Program HE-3.8: Vacant Building Ordinance

To prevent blight and deterioration of Placentia’s residential and non-residential neighborhoods, the City recently approved an ordinance establishing owner responsibilities for the maintenance and rehabilitation of long-term vacant buildings. The ordinance requires the registration of vacant properties resulting from foreclosure, and provides for an administrative monitoring program for boarded-up and vacant buildings. To ensure compliance, the ordinance imposes fees and civil penalties; and provides for administrative review and appeal opportunities. The City will continue to implement this ordinance to prevent blight and deterioration in Placentia’s neighborhoods.

Objective:	Prevent Blight and Deterioration in Neighborhoods
Responsible Agency:	Development Services
Funding Source:	Private Sources
Implementation Schedule:	Ongoing

Goal HE-4: Housing Cooperation and Coordination

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Program HE-4.1: Partnerships with Housing Industry

The City of Placentia has limited resources to use for the development and maintenance of affordable housing. In order to maximize its funding and staff resources, the City shall seek opportunities to partner with non-profit and for-profit housing developers.

Specifically, the City shall proactive seek partnerships to develop affordable housing on identified sites within the Placentia-Westgate Specific Plan area to meet the City’s remaining lower-income housing growth need. The City shall contribute to the partnership through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs.

Objective:	Establish Partnerships with Non-Profit and For-Profit Housing Developers
Responsible Agency:	Development Services/ Human Services Division
Funding Source:	RDA Housing Set-Aside
Implementation Schedule:	Ongoing

Program HE-4.2: Participation in Continuum of Care Forum

The City recognizes that homelessness is both a local and regional issue that requires a comprehensive and coordinated effort amongst various cities and agencies throughout the region. The City of Placentia will continue to participate in the County of Orange Continuum of Care Forum to pool resources to address homeless needs.

Objective:	Continue Participation in the County of Orange Continuum of Care Forum
Responsible Agency:	Development Services
Funding Source:	RDA
Implementation Schedule:	Ongoing

Quantified Objectives

Program	Quantified Objective
New Construction	
Extremely Low	11
Very Low	21
Low	17
Moderate	19
Above Moderate	41
Total	98
Rehabilitation	
Acquisition and Rehabilitation	18 (6 Extremely Low, 6 Very Low, 6 Low)
Placentia Rehabilitation Grant Program	72 Very Low
Conservation	
At-Risk Units	113 (Imperial Villas- 58 Moderate, Villa La Jolla- 55 Low)
Assistance Programs	
Section 8 Vouchers	167



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APPENDIX A: COMMUNITY OUTREACH

INTRODUCTION

During 2008, the City of Placentia conducted a number of community outreach activities to ensure the Housing Element update reflected the issues and opportunities identified by the community. The workshops were advertised through flyers and announcements on the city website. In addition, the City mailed invitations to stakeholder groups such as affordable housing developers, professional and community organizations and housing advocacy groups and supportive service providers.

The following community workshops were advertised and open to the general public:

- Workshop #1: February 7, 2008 at the Placentia City Hall Council Chambers
- Workshop #2: June 2, 2008 at the Placentia City Hall Council Chambers

The following stakeholder meetings:

- Stakeholder Meeting #1: February 7, 2008 at the Placentia City Hall Community Room

Many stakeholder groups attended Community Workshop #1 in addition to the Stakeholder Meeting. All of the stakeholder groups were invited to participate in Community Workshop #2 along with the general public.

During the first stakeholder and community workshops, participants were provided with an overview of the Housing Element Update process and content. Participants identified and discussed challenges, opportunities and resources related to housing in Placentia.

The second Stakeholder Meeting and Community Workshop were combined to facilitate discussion. Many stakeholder groups who attended the first meeting also attended.

During the second stakeholder/community workshop, participants were provided with an overview of the Housing Element Update process and content. Participants received a summary of key findings from the housing needs assessment and comments from the first stakeholder and community workshops. The group also identified additional challenges and opportunities related to housing in Placentia. Participants then discussed policy directions and other actions to address the current challenges; and identified possible resources and programs to implement the new policies.



From the input received at the stakeholder meeting and community workshops, a number of overarching themes emerged. The following section summarizes those themes. The actual comments received are provided verbatim at the end of this appendix.

SUMMARY OF COMMUNITY/STAKEHOLDER INPUT

AFFORDABILITY AND AVAILABILITY OF HOUSING

Affordability and the availability of different types of housing were identified by a number of participants as a challenge. They noted that high costs for both ownership and rental housing have affected the ability of many families to live in Placentia. To address these challenges, the participants would like to see mixed-income housing that promotes diversity and integrates low- to moderate-income units in higher income areas. Some would also like to see development of manufactured housing and larger apartment units. The issue of the availability of housing also touches upon the challenge of homelessness in the city. The participants would like to see specific policies that address the needs of the homeless.

LAND USE

Participants identified a number of challenges and opportunities related to land use and relationships between housing development and other areas of the city. The general lack of available land is seen as a large challenge for the city. A solution identified is to utilize mixed-use zoning. The participants expressed interest in establishing mixed-use zones and using specific plans in order to provide more housing and to attract business opportunities. Participants also acknowledged that increased density in some areas of the city might provide opportunities to develop housing.

UTILIZING EXTERNAL RESOURCES

Stakeholder meeting participants identified a number of external resources that can be used to improve, maintain and develop housing in Placentia. The stakeholder groups discussed at great length the opportunity for partnerships between the City and non-profit organizations, as well as the business community. These organizations can provide funding and other resources for the development of housing in the City of Placentia. Many participants identified the need for partnerships with nonprofit groups in order to target the development of housing for lower income families. The participants also discussed funding sources such as Section 8 and State HCD funds that can assist in the encouragement of mixed-income housing.



INFRASTRUCTURE AND SERVICES

The workshop participants identified a number of challenges related to infrastructure and services needed to support housing in Placentia. Challenges included access to amenities such as pharmacies, cleaners and grocery stores, and access to public transit. Establishing mixed-use zones that provide housing and services in integrated neighborhoods were identified as an opportunity to improve the community and the quality of life for community members.

AGING IN PLACE

The meeting participants expressed particular concern over the challenges of “aging in place.” Because of the shortage in affordable housing units, many younger residents are moving out of the city. Housing for older residents is also lacking. In order to promote a multi-generational population, the participants propose the development of different housing opportunities and encouragement of homeownership for lower income residents.

INTEGRATION OF GREEN TECHNOLOGIES

In order to address the challenges of climate change, the workshop and meeting participants identified the need to integrate green technologies into the development of housing.

DOWNTOWN REVITALIZATION

Participants identified the revitalization and clean up of Old Town Placentia as an important consideration to promote safety and provide for housing and business opportunities. The meeting participants expressed the need to build partnerships with existing business owners in order to combine resources for public infrastructure improvements and building rehabilitation.

CREATING JOBS

Workshop participants identified the challenge of creating job opportunities within the city. Participants suggested establishing marketing efforts in order to promote the city to potential businesses that can create more jobs for the diverse workforce.

PLACENTIA-WESTGATE SPECIFIC PLAN

The meeting participants discussed at length their concern over the Placentia-Westgate Specific Plan. Many expressed the need to update the current plan in order to keep up with the existing needs of the City. Some noted that more effort should be directed towards the implementation of the specific plan, and the essential proactive role of the City to complete the plan. The participants also identified the importance



of creating a balance between housing and commercial development within the specific plan area to increase the tax base of the City. Participants expressed that the increase in tax base could provide additional resources to help improve housing conditions and add more housing choices.

CITYWIDE REHABILITATION OF SUBSTANDARD UNITS

In order to address the aging housing stock, the meeting participants proposed a number of opportunities that can be utilized by the City. Participants identified the need to streamline and advertise current rehabilitation grant programs to City residents in order to assist with housing repairs and maintenance. Meeting participants also recognized the option of using additional resources such as Redevelopment funds to assist homeowners and businesses with rehabilitation activities.

EXPANDING RETAIL BASE

The meeting participants extensively discussed the concern over the City's current retail tax base. Participants articulated the challenges of attracting new businesses to Placentia and identified different opportunities to address this need. The meeting participants recognized the Placentia-Westgate Specific Plan, the revitalization of Old Town Placentia, and a citywide rehabilitation of substandard units as opportunities to attract new businesses to the City.

CREATING A CLEAR "VISION" FOR THE CITY

Meeting participants discussed the need for creating a clearer "vision" for the Placentia. Some expressed the importance of developing a long-range plan that considered the future of the whole City. Participants discussed the need for a General Plan update to provide an opportunity to establish citywide goals for Placentia.

**Stakeholder Meeting #1
February 7, 2008**

POST-IT NOTE EXERCISE
(Comments are provided verbatim.)

RESOURCES

Private Market/Professional Organizations

- Urban Land Institute - OC Workforce Housing Task Force (714) 628-2856
- Urban Land Institute – OC Technical Advisory Panels to address complex land use issues (714) 628-2856
- Orange County Housing Trust
- Corporate/Private Alliances

New Zoning/Mixed-Use

- Specific plan resources
- Mixed use projects
- Redevelopment of entire Placentia – attract business opportunities

Colette’s Children’s Home Partnerships

- Collette’s Children’s Home provides housing and services within the City for low income clients
- Collette’s Children’s Home is willing and able to develop more housing, partner with City

Habitat for Humanity

- Habitat for Humanity (listed twice)

State/Federal Programs

- Section 8 programs
- HCD funds for housing & transit planning

Green Building

- Green technology for housing

Other

- Homeless issues need to be addressed in policy

CONSTRAINTS/CHALLENGES

Aging in Place

- Multi generational
- Senior

Appendix A: Community Outreach



- Life path housing, aging in place

Affordability

- Economic conditions/affordability
- Affordability (listed twice)
- \$ Affordability

Mixed Use/Zoning

- Lack of mixed use
- Establish zones & grids/plans

Land Resources

- Available land
- Available land to develop
- Little opportunity for in-fill housing/lack of vacant land
- Limited resources to develop housing land \$\$\$
- Lot size (small lot)

Access to Services

- Access to public services
- Access to public transit
- Not near services (pharmacies, cleaning, grocery stores)

1st Time Homebuyer Incentives

- Few incentives for 1st time homebuyers

Unit Size

- Size of units - few 3 bedroom apts.

Opposition to Density

- Public opposition to density

Water and Sewer Issues (additional category – no post its)

OPPORTUNITIES

Create Jobs

- Jobs
- Diversity of workforce
- Create job opportunities

Different Types of Housing Opportunities

- Promote diversity in home ownership

Appendix A: Community Outreach



- Diversify and mix housing in community
- Integrate low-moderate housing in higher income areas
- Manufactured housing
- High density lit [sic]

Safety/Revitalization

- Clean up Downtown Old Placentia
- Safe streets

Jobs/Housing Balance

- Freeway close for business
- Freeway close for commuters

Increase public health ←through jobs/housing balance

Integration of Green Technologies (additional category – no post its)

“Self Promotion” & Marketing (additional category – no post its)

Other

- Very old small lots could be redeveloped
- Specific plan allows opportunity
- 1st time buyer programs
- How can we work with the city to develop more housing
- Review codes to upgrade
- Redevelop upgrade [sic] all of Placentia from dark [sic] ages

**Community Workshop #2
June 2, 2008**

**POST-IT NOTE EXERCISE
ADDITIONAL CHALLENGES AND OPPORTUNITIES**
(Comments are provided verbatim.)

CHALLENGES

Specific Plan

- Need to complete the Specific Plan ASAP

Rehabilitation

- Revitalize the existing substandard housing

Promote Info on Grants

- Easy to read & understand application instructions should be available – even on-line
- Easy to read & understand forms for application for paint-up & clean-up program
- Info regarding available \$ and allocation should be readily available
- Advertise the parameters of qualifying for the grants & paint-up, fix-up programs
- Promote grant availability for housing paint-up – fix-up program

Growth Needs Calculations

- System for growth assessment seems flawed

Rental Assistance

- Encourage landlords to accept Section 8 Housing Vouchers
- Rental subsidies (not Sect. 8) with HUD funds that are allocated through Redevelopment monies?

Affordable Housing

- Affordable housing!

Other

- Biggest challenge – built out

OPPORTUNITIES

20% Set-Aside

- Development Impact Fee for affordable housing set-aside/pool
- Make info and programs readily available to spend the 20% set-aside for citizens

Appendix A: Community Outreach



Rehabilitation

- Identify housing which is substandard - assist with revitalization

Provide More Housing Choices

- Rezone from SFR to Multi-family, same with business to loft type housing above businesses so we include SFR & commercial
- More opportunity – mixed use in existing buildings
- Improving availability of housing. Permit more where use of “granny units” not limited only to relatives but to outside renters

Consider Urbanization

- Urban proving sense of community
- Urbanization is the Renaissance [sic]

Community Workshop #2
June 2, 2008

FLIP CHART NOTES- POLICY DISCUSSION

- Specific Plan
 - Need interest
 - Address needs – is it current?
 - Increase tax base
 - Realistic implementation
 - Rezoning – R-1 to R-2/R-3
 - Granny units – expand to outside renters, more liberal use
 - City-purchase of multifamily projects & convert to low income
 - Affordable housing/in-lieu fee
 - HUD funds for permanent housing
 - Transitional shelters – 3rd step
 - Look outside specific plan area for opportunities – add'l area
 - Use 20% set aside for rehab. (Old Town, city-wide)
 - Easy application process
 - Clear requirement
 - How long it will take
 - Maximize usage of 20% set aside
 - Partnerships, leveraging
 - Grow retail – tax base
 - Systems planning – look citywide
 - Informed decision
 - Big picture
 - Pursuing variety of goals
 - Diverse talents of City staff
- 1) Retail – tax base
 - 2) Specific Plan – completion, revisiting
 - 3) Creative use of land
 - 4) Revitalization of Old Town
 - Cleanup/paintup/fix up
 - 5) Vision - clear
- Increase retail tax base to fund & improve housing
 - Balance
 - Revitalize Old Town
 - Increase businesses
 - Increase jobs
 - Equity lines of credit

Appendix A: Community Outreach



- City can provide technical assistance
- Assessment district financing
 - Public improvements
- Vision – Placentia 2030/2040
 - Update General Plan
 - Clear/concise/understandable
- TEAM – work together & be on same page
- Specific Plan
 - Proactive City steps to implementation



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APPENDIX B: RESIDENTIAL LAND RESOURCES

ADEQUATE SITES ANALYSIS

State Housing Element Law mandates that each city show it has adequate sites available through appropriate zoning and development standards and with the required public services and facilities for a range of housing types and incomes. This evaluation of adequate sites represents planning goals, and not a goal for actual production of housing within the planning period. The City must demonstrate that it has the capacity or adequate sites to accommodate the projected need for housing.

SCAG, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Assessment (RHNA) and the goals are referred to as the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing needs. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The allocation is divided into four income categories:

- Extremely Low-Income: 0 to 30 percent of the area median income;
- Very Low-Income: 31 to 50 percent of the area median income;
- Low-Income: 51 to 80 percent of the area median income;
- Moderate-Income: 81 to 120 percent of the area median income;
- Above Moderate-Income: more than 120 percent of the area median income.

The RHNA prepared by SCAG for the planning period of January 1, 2006 through June 30, 2014 identifies the City of Placentia's share of the region's housing needs as 97 new housing units. The City of Placentia's share of the region's housing needs for 2006-2014, as determined by SCAG, is the projected need for housing used in this evaluation.

UNITS CONSTRUCTED DURING PLANNING PERIOD

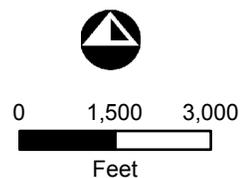
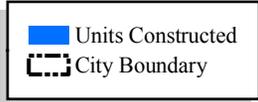
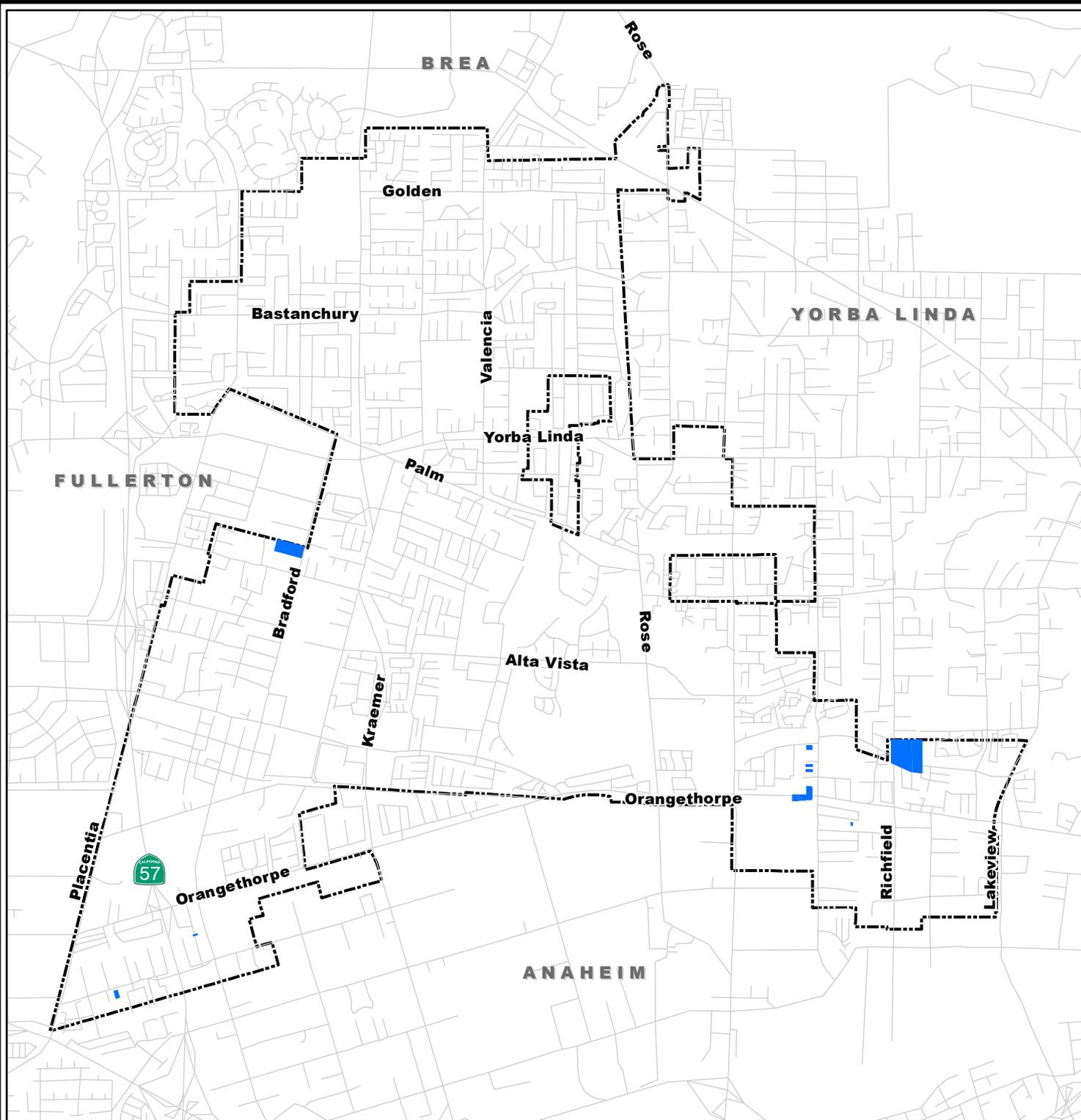
To determine the housing needs for the 2006-2014 planning period, the City's regional share is adjusted by the actual number of new housing units constructed from January 1, 2006 to the present. During this time span there were 35 new housing units constructed. Table B-1 provides detailed permit information and affordability level of the newly constructed units. The locations of these units are



shown in Exhibit B-1. Table B-2 shows the RHNA need adjusted based on the units constructed.

Table B-1 Units Constructed							
DPR #	Location	Unit Type	Unit Size (sq. ft.)	Lot Size (acres)	Last PC/CC Action	Number of Units	Affordability Level
05/10	1051 Bradford Ave.	Detached		3.72	1/17/2006	34	Above Moderate
06/10	908 Tafolla St.	Single Family Detached		0.1	11/14/2006	1	Above Moderate
Total						35	
Source: City of Placentia, Development Plan Review Applications							

Placentia Housing Needs Assessment



Units Constructed
Exhibit B-1



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Table B-2
Adjusted RHNA Allocations

Income Category	Dwelling Units		
	2006-2014 RHNA Need	Construction Achievements	Adjusted RHNA Need
Very Low	21	0	21
Low	17	0	17
Moderate	19	0	19
Above Moderate	41	35	6
Total	98	35	63

CAPACITY TO REACH REGIONAL SHARE GOALS

To enable to City of Placentia to meet RHNA goals, the City must evaluate its ability to meet this need with existing development capacities.

Current Projects

The City of Placentia has several “projects-in-the-pipeline” that have not yet been completed but have received full planning entitlements. Table B-3 provides a summary of Placentia’s current residential projects.

Table B-3
Current Projects “In-the-Pipeline”

DPR #	Location	Unit Type	Unit Size (sq. ft.)	Lot Size (acres)	Last PC/CC Action	Number of Units	Affordability Level
05/10	1051 Bradford Ave.	Detached		3.72	1/17/2006	15	Above Moderate
06/01	NE Corner of Orchard Dr. and Richfield Ave. (ETCO- Crescent Heights)	Detached Condos		10.1	1/24/2006	11	Above Moderate
cvc06/04	1561 Cherry St.	Condos		0.17	4/11/2006	3	Above Moderate
06/08	SW Corner of Spruce St. and Van Buren St.	Condos		0.52	10/3/2006	10	Above Moderate
07/01	W of the NW Corner of Orangethorpe Ave. and Van	Condos		5.9	4/17/2007	125	Moderate ¹



Table B-3
Current Projects “In-the-Pipeline”

	Buren St. (ETCO-Bradford Court)						
07/02	1572 Spruce St.	Apartments		0.17	8/14/2007	3	Above Moderate
07/03	137 Van Buren St.	Apartments		0.18	8/14/2007	3	Above Moderate
07/07	738 W. La Jolla St.	Attached		0.43	1/15/2008	8	Above Moderate
07/08	1659 Oak St.	Single-Family Detached	2,138	0.14	12/11/2007	1	Above Moderate
Total						179	
Notes:							
¹ Estimated sales price \$400,000 based on builder’s website.							
Source: City of Placentia, Development Plan Review Applications							

Vacant Land Resources

The City of Placentia has minimal areas of vacant land. The majority of vacant land is within the City’s Specific Plan 7. This area is bounded by the south side of Buena Vista Avenue to the north, the east side of Rose Drive to the west, the north side of Orangethorpe Avenue along the south, and the west side of Van Buren Street to the east. Table B-3 provides a summary of vacant land zoned for residential use throughout the City. Exhibit B-2 shows the locations of these parcels. Many of the vacant parcels are contiguous land areas too small to allow for construction. However, through lot consolidation these parcels have the potential to provide opportunities for new housing construction. The vacant residential land in Placentia has the capacity for construction of 226 residential units. Based on the densities permitted in these areas, the units would be affordable to moderate and above-moderate income households.

Underutilized Land Resources

The City of Placentia also has a number of underutilized residential parcels. These areas contain existing structures that are surrounded by vacant land; and have the potential to provide additional opportunities for new housing construction. Table B-4 provides a summary of underutilized land zoned for residential use throughout the City. Exhibit B-4 shows the locations of these parcels. The underutilized parcels have a total potential capacity of 113 units, affordable to moderate and above-moderate income households.

Table B-4
Vacant Land Permitting Residential Development

APN	Zoning Designation	General Plan Designation	Acres	Permitted Density	Units	Notes
336-520-26	PUD	Medium Density	0.216	15 du/ac	3	
337-241-63	R-1	Medium Density	0.143	15 du/ac	2	
339-361-05	R-2	Medium Density	0.066	15 du/ac	1	
339-364-18	R-2	Medium Density	0.134	15 du/ac	2	
339-392-20	R-2	Medium Density	0.149	15 du/ac	2	
339-392-21	R-2	Medium Density	0.102	15 du/ac	1	
340-461-13	PUD	Low Density	0.218	6 du/ac	1	
340-511-66	RPC	Low Density	0.257	6 du/ac	1	
341-022-10	R-1	Low Density	0.471	6 du/ac	2	
341-042-39	R-1	Low Density	0.365	6 du/ac	2	
341-042-43	R-1	Low Density	0.381	6 du/ac	2	
341-081-34	R-1	Low Density	0.218	6 du/ac	1	
341-081-36	R-1	Low Density	0.341	6 du/ac	2	
341-082-02	R-1	Low Density	0.546	6 du/ac	3	
341-093-02	R-1	Low Density	0.232	6 du/ac	1	
341-093-02	R-1	Low Density	0.243	6 du/ac	1	
341-122-83	PUD	Medium Density	1.134	15 du/ac	17	
341-122-89	PUD	Medium Density	1.445	15 du/ac	21	
341-201-35	R-1	Low Density	0.491	6 du/ac	2	
341-343-10	SP	Low Density	0.179	6 du/ac	1	Specific Plan 7
341-352-10	SP	Medium Density	0.227	15 du/ac	3	Specific Plan 7
341-352-15	SP	Low Density	0.169	6 du/ac	1	Specific Plan 7
341-354-01	SP	Low Density	0.178	6 du/ac	1	Specific Plan 7
341-354-02	SP	Low Density	0.256	6 du/ac	1	Specific Plan 7
341-361-01	PUD	Low Density	0.964	6 du/ac	5	
341-361-02	SP	Low Density	0.399	6 du/ac	2	Specific Plan 7

**Table B-4
Vacant Land Permitting Residential Development**

341-362-01	SP	Medium Density	0.078	15 du/ac	1	Part of contiguous area of vacant land; Specific Plan 7
341-362-02	SP	Medium Density	0.693	15 du/ac	10	Specific Plan 7
341-374-01	R-G	Medium Density	0.258	15 du/ac	3	
341-375-01	R-G	Medium Density	0.298	15 du/ac	4	
341-375-02	R-G	Medium Density	0.224	15 du/ac	3	
341-421-33	SP	Low Density	0.409	6 du/ac	2	Specific Plan 7
341-431-01	SP	Low Density	0.436	6 du/ac	2	Specific Plan 7
341-433-23	SP	Low Density	0.48	6 du/ac	2	Specific Plan 7
341-481-28	SP	Medium Density	1	15 du/ac	15	Specific Plan 7
343-682-24	PUD	Medium Density	0.109	15 du/ac	1	
343-691-06	R-G	Medium Density	4.134	15 du/ac	62	
343-712-03	PUD	Medium Density	0.424	15 du/ac	6	
344-031-02	R-3	High Density	0.195	25 du/ac	4	
344-143-15	R-2	Medium Density	0.114	15 du/ac	1	
346-171-01	R-1	Low Density	0.646	6 du/ac	3	
346-172-24	R-1	Low Density	0.264	6 du/ac	1	
346-173-01	R-1	Low Density	0.201	6 du/ac	1	
346-181-01	R-1	Low Density	0.234	6 du/ac	1	
340-401-28	R-1	Low Density	0.16	6 du/ac	1	Potential for lot consolidation
340-401-29	R-1	Low Density	0.166	6 du/ac		
340-462-13	PUD	Low Density	0.126	6 du/ac	9	Potential for lot consolidation
340-462-14	PUD	Low Density	0.113	6 du/ac		
340-462-15	PUD	Low Density	0.12	6 du/ac		
340-462-16	PUD	Low Density	1.209	6 du/ac		
341-354-08	SP	Low Density	0.083	6 du/ac	2	Potential for lot consolidation; Specific Plan 7
341-354-09	SP	Low Density	0.124	6 du/ac		

**Table B-4
Vacant Land Permitting Residential Development**

341-354-10	SP	Low Density	0.041	6 du/ac		
341-354-11	SP	Low Density	0.082	6 du/ac		
341-354-14	SP	Low Density	0.093	6 du/ac		
341-365-02	SP	Low Density	0.144	6 du/ac	1	Potential for lot consolidation; Specific Plan 7
341-365-03	SP	Low Density	0.149	6 du/ac		
343-712-47	PUD	Medium Density	0.046	15 du/ac	1	Potential for lot consolidation
343-712-48	PUD	Medium Density	0.129	15 du/ac		
343-712-49	PUD	Medium Density	0.031	15 du/ac		
343-712-69	PUD	Medium Density	0.041	15 du/ac		
346-013-02	R-1	Low Density	0.115	6 du/ac	1	Potential for lot consolidation
346-013-03	R-1	Low Density	0.125	6 du/ac		
346-172-26	R-1	Low Density	0.088	6 du/ac	1	Potential for lot consolidation
346-172-27	R-1	Low Density	0.088	6 du/ac		
346-181-02	R-1	Low Density	0.057	6 du/ac	7	Potential for lot consolidation
346-181-11	R-1	Low Density	0.094	6 du/ac		
346-181-12	R-1	Low Density	0.189	6 du/ac		
346-181-13	R-1	Low Density	0.094	6 du/ac		
346-181-14	R-1	Low Density	0.14	6 du/ac		
346-181-16	R-1	Low Density	0.096	6 du/ac		
346-181-17	R-1	Low Density	0.098	6 du/ac		
346-181-18	R-1	Low Density	0.094	6 du/ac		
346-181-19	R-1	Low Density	0.093	6 du/ac		
346-181-20	R-1	Low Density	0.135	6 du/ac		
346-181-21	R-1	Low Density	0.09	6 du/ac		
Total					226	

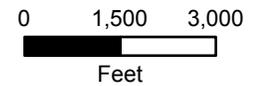


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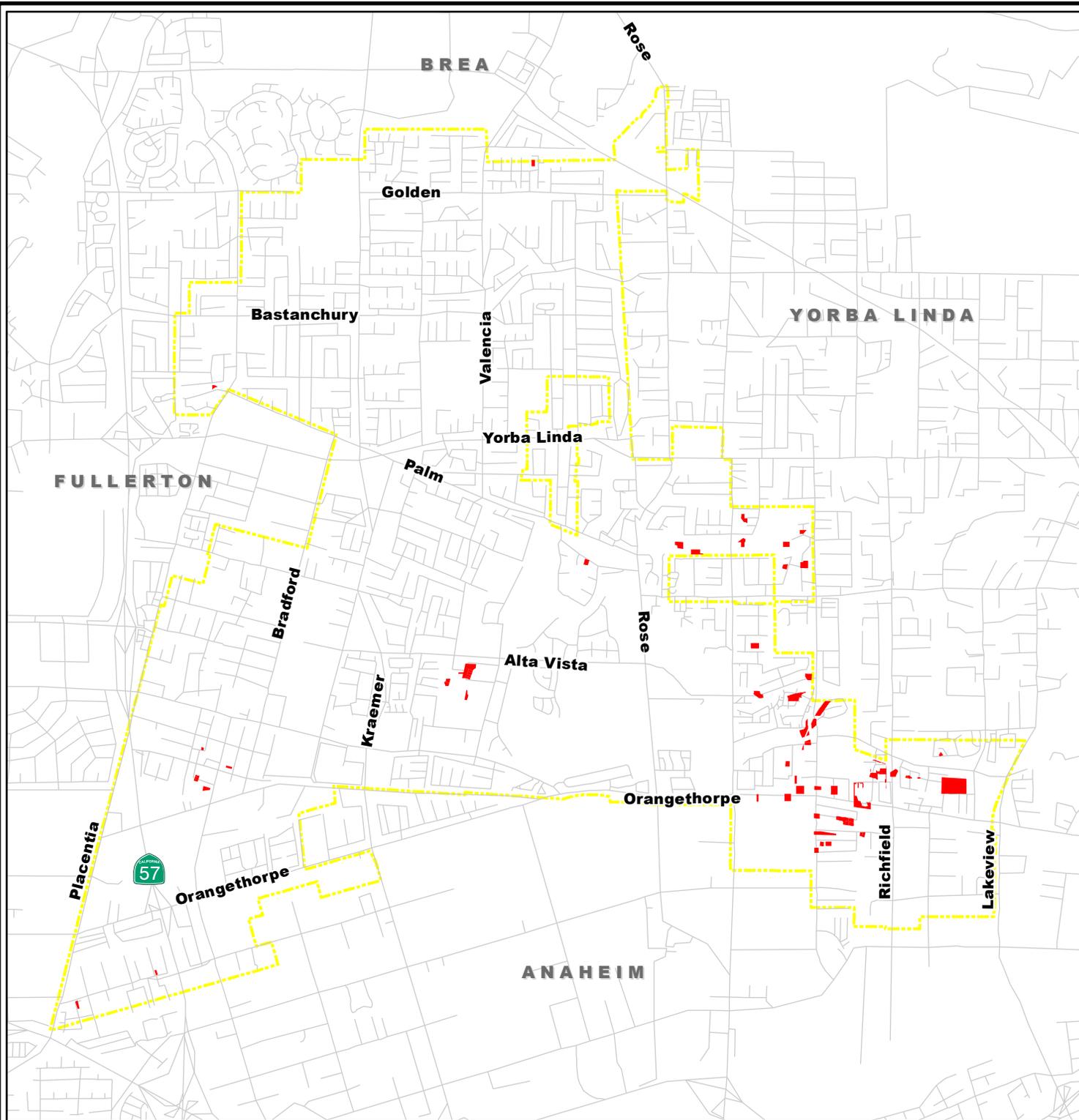
Placential Housing Needs Assessment



 Vacant Residential Parcels
 City Boundary



Vacant Land *Exhibit B-2*





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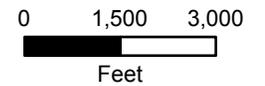
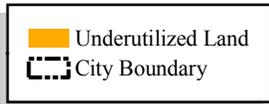
**Table B-5
Underutilized Land Permitting Residential Development**

APN	Zoning Designation	General Plan Designation	Acres	Permitted Density	Units	Notes
334-021-02	R-3	High Density	1.405	25 du/ac	35	Existing structure surrounded by vacant land
336-183-62	R-1	Low Density	0.188	6 du/ac	1	Existing structure in corner of lot
336-291-01	R-1	Low Density	1.576	6 du/ac	9	Existing building surrounded by vacant land
340-034-20	R-1	Low Density	5.365	6 du/ac	32	Existing structure surrounded by vacant land
340-531-34	PUD	Medium Density	0.443	15 du/ac	6	Existing structure surrounded by vacant land
340-541-20	PUD	Medium Density	0.384	15 du/ac	5	Existing structure surrounded by vacant land
341-081-06	R-1	Low Density	0.5	6 du/ac	3	Existing structure surrounded by vacant land
341-091-22	R-1	Low Density	0.234	6 du/ac	1	Existing structure surrounded by vacant land
341-091-25	R-1	Low Density	0.317	6 du/ac	1	Existing structure surrounded by vacant land
341-365-04	SP	Low Density	0.305	6 du/ac	1	Existing building surrounded by vacant land; Specific Plan 7
341-433-05	SP	Low Density	1.784	6 du/ac	10	Existing building surrounded by vacant land; Specific Plan 7
341-433-08	SP	Low Density	0.404	6 du/ac	2	Existing building surrounded by vacant land; Specific Plan 7
341-471-20	SP	Low Density	0.291	6 du/ac	1	Existing building surrounded by vacant land; Specific Plan 7
341-471-21	SP	Low Density	0.318	6 du/ac	1	Existing building surrounded by vacant land; Specific Plan 7
341-471-25	SP	Low Density	0.223	6 du/ac	1	Existing building surrounded by

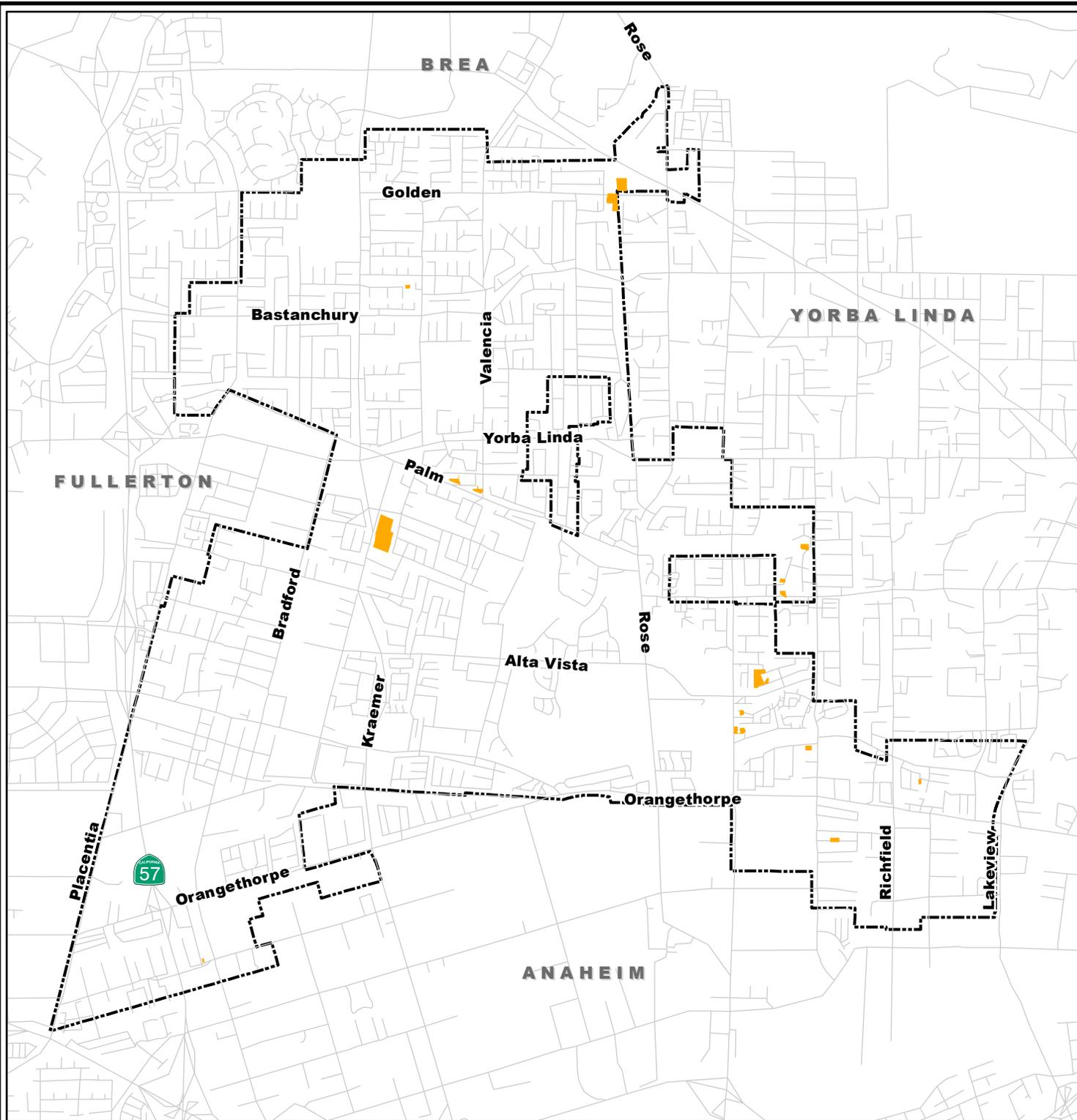
**Table B-5
Underutilized Land Permitting Residential Development**

						vacant land; Specific Plan 7
343-712-46	PUD	Medium Density	0.124	15 du/ac	1	Existing building surrounded by vacant land
344-163-16	R-2	Medium Density	0.091	15 du/ac	1	Existing building surrounded by vacant land
346-172-07	R-1	Low Density	0.422	6 du/ac	2	Existing building surrounded by vacant land
Total					113	

Placentia Housing Needs Assessment



Underutilized Land *Exhibit B-3*





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Rezoning to Remaining RHNA Need

Pursuant to AB 2348, jurisdictions with a shortfall of vacant/underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its remaining housing growth needs. The program must adhere to the following parameters:

- Sites must be re-zoned to accommodate 100 percent of the remaining RHNA need for lower-income units
- Re-zoned sites must permit rental and owner-occupied multi-family residential uses by-right
- AB 2348 establishes “default” density standards. If a local government adopts density standards consistent with the “default” density standard (at least 30 du/ac for Placentia), the sites with those density standards are accepted as appropriate for accommodating the jurisdiction’s share of regional housing need for lower income households
- At least 50 percent of the very-low and low income housing need shall be accommodated on sites designated for residential use and for which non-residential use or mixed-uses are not permitted
- Sites identified to meet the very-low and low income housing need must have density and development standards that permit at least 16 units per site.

The City has a remaining very-low and low income need of 38 dwelling units. The City will need to rezone a minimum of 1.27 acres at 30 du/ac to accommodate the remaining need. Of the rezoned land, at least 0.63 acres must permit exclusively by-right residential uses to accommodate at least 50 percent of the City’s very-low and low income growth need.

Placentia-Westgate Specific Plan

Currently, the City is drafting the Placentia-Westgate Specific Plan. The Specific Plan area is a 110-acre historic core district situated on the original town site of Placita Santa Fe. The area is bounded by Chapman Avenue to the north; Orangethorpe Avenue to the south; and the 57 Freeway to the west. The location of the Specific Plan area is shown in Exhibit B-4.

The Specific Plan envisions a walkable network of varied blocks, plazas, parks and streetscapes; and a reestablishment of the community’s relationship with the rail corridor. The draft plan proposes the development of over 1,500 new residential units in conjunction with new commercial and office spaces. The Placentia-Westgate Specific Plan will contain opportunities for development of affordable housing units.

The following zones are established in the Placentia- Westgate Specific Plan, and govern the use of land within the Specific Plan Area:

- Mainstreet (MS)



- Town Center 1 (TC-1)
- Town Center 2 (TC-2)
- Corridor (COR)
- Neighborhood General (NG)

The City has identified sites within the Placentia-Westgate Specific Plan area that have the greatest potential or opportunity to provide for affordable housing. These opportunity sites are the candidate sites for rezoning to permit by-right multi-family residential use at a minimum density of 30 du/ac and have the capacity to meet and exceed the City’s remaining RHNA need. Table B-6 summarizes these opportunity sites.

Table B-6 Opportunity Sites Summary					
APN	Existing Zoning	Proposed Zoning	Existing Use	Acreage	Unit Capacity at 30 du/ac
339-402-06	M	TC-1	Vacant/Parking	0.39	25
339-402-02	M	TC-1	Packing House Offices	0.46	
339-401-16	M	TC-1	Packing House	2.33	69
Total				3.18	94

The first two parcels identified in Table B-6 are contiguous and are part of what is referred to as the East Packing House site. These parcels are able to be consolidated. Through the Specific Plan, the East Packing House site will permit mixed-use including higher-density residential uses, public facilities, and retail uses to support the future Metrolink station. While the potential capacity is 25 units at the “default density” of 30 du/ac, the City anticipates construction of up to 85 units on this site. The structure was historically used as a packing house, but the use has long been discontinued. The City recently purchased these parcels with the intent of redeveloping them. The City continues to lease the structures to the current tenants, however these leases will be discontinued once the City enters into a partnership with a developer for the project. The City is currently working with potential developers. The project will include higher-density housing, community facilities, and parking for the future Metrolink station.

The third parcel is referred to as the West Packing House site. The City has identified this site for an adaptive reuse project. The parcels has been designed to be rezoned permit exclusively by-right residential use at a minimum of 30 du/ac. The existing building will be converted to accommodate affordable housing units. While the potential unit capacity is 69 units at the “default density” of 30 du/ac, the City anticipates this site will yield over 100 units. The building was originally constructed



as a packing house; however, the use has been discontinued. The building is currently occupied with light industrial uses. The property owner has expressed interest in discontinuing the existing uses and selling the property. It is the City's intent to purchase this parcel when funds become available. Subsequent to the Specific Plan adoption, the City will be proactively seeking developer partnerships for this project. Policy actions to secure partnerships are included in the Housing Element policy program. Concept-level plans for housing have already been developed for these sites.

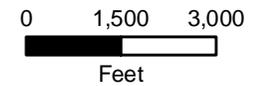


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Placentia Housing Needs Assessment

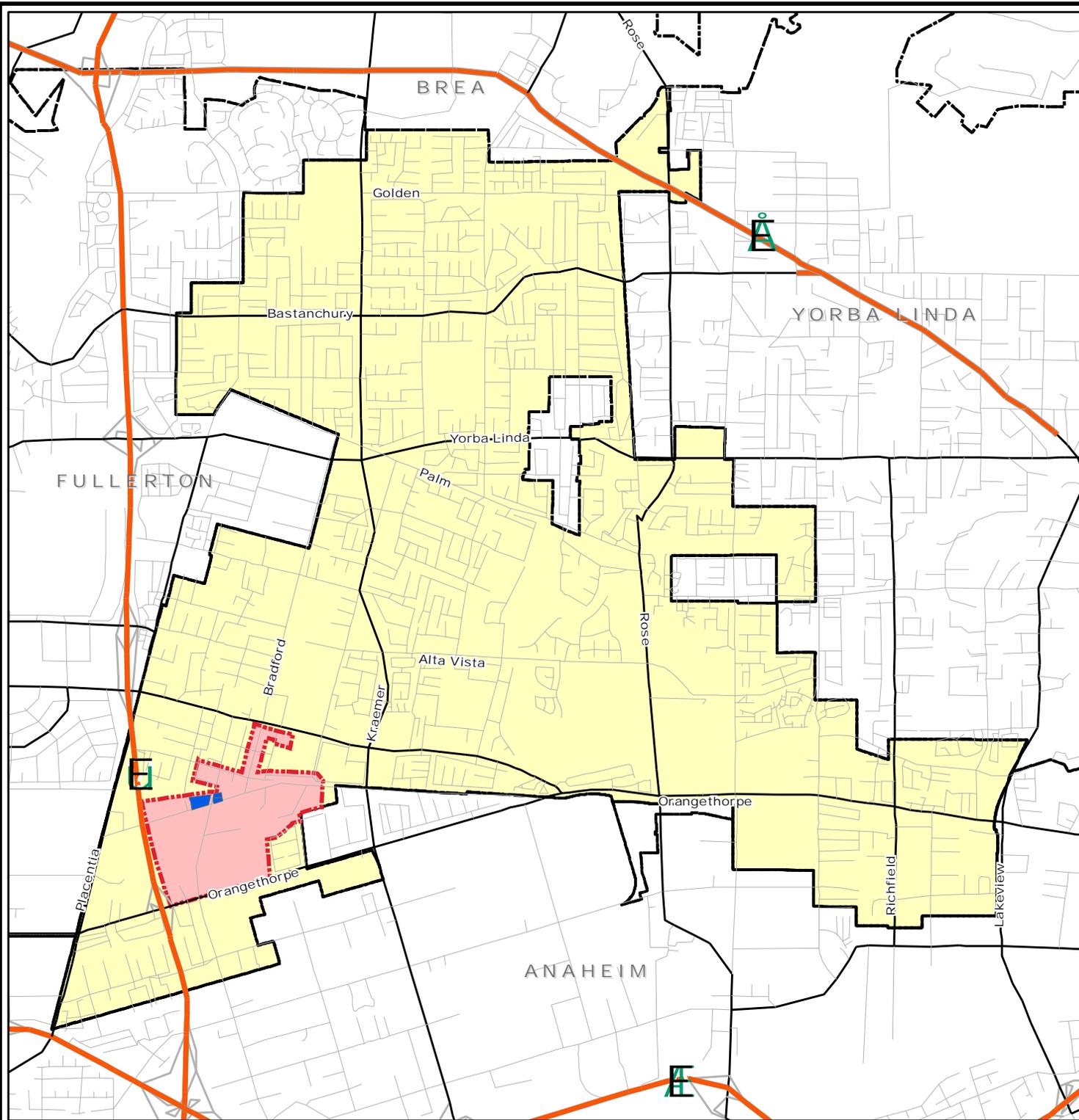


 Opportunity Sites
 Placentia-Westgate Specific Plan
 City Boundary



Placentia-Westgate Specific Plan

Exhibit B-4





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Table B-7 summarizes the City of Placentia’s capacity to meet its RHNA goals.

Table B-7 Sites Summary						
	<i>Extremely Low Income¹</i>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
2006-2014 RHNA Need	11	21	17	19	41	98
Construction Achievements	0	0	0	0	35	35
Projects In the Pipeline	0	0	0	125	54	179
Vacant Land	0	0	0	226		226
Underutilized Land	0	0	0	113		113
Adequate Sites Program	94					94
Total Achievements and Capacity	94			553		647
Notes:						
¹ The extremely low income need is assumed to be 50 percent of the very low income allocation and is not included in the total unit count.						

ASSISTED UNITS “AT-RISK” OF CONVERSION

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from low-income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section addresses:

- An inventory of assisted housing units that are at-risk of converting to market rate housing;
- An analysis of the costs of preserving and/or replacing these units;
- Resources that can be used to preserve at-risk units;
- Program efforts for preservation of at-risk housing units; and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period



INVENTORY OF AT-RISK UNITS

No units were “at-risk” of losing their affordability during 2006 and 2007. Table B-8 summarizes the units “at –risk” from 2008-2014. No units are “at-risk” from 2014-2019.

<p style="text-align: center;">Table B-8 Units At-Risk of Conversion, 2008-2014</p>						
Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Imperial Villas	1050 E. Imperial Hwy.	Family	Section 8	07/30/2009	58	58
Villa La Jolla	734 W. La Jolla St.	Family	Section 8	12/15/2011	55	55
Total					113	113

COST OF PRESERVATION VERSUS REPLACEMENT

Two projects with a total of 113 units are at-risk of converting to market rate housing from 2008 through 2014. Generally, the cost of preserving existing units is more cost effective than replacing units through new construction. Replacement of these units with rehabilitated units may be cost effective in some instances.

Preservation Strategies

There are many options to preserving units including purchasing affordable housing units by a non-profit or public agency, providing financial incentives to project owners to extend low-income use restrictions, or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

Local Rental Subsidy

One strategy for preserving the units at-risk during the planning period is to provide a local rental subsidy to residents. Rent subsidies can be utilized to provide assistance to residents when their affordable units convert to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents. Table B-9 provides a summary of Fair Market Rents for Orange County and Table B-10 provides an estimate of the required subsidy by unit type.



Table B-9
2007 Fair Market Rents

Size of Unit	Fair Market Rent
0 Bedroom (Studio)	\$1,103
1 Bedroom	\$1,238
2 Bedroom	\$1,485
3 Bedroom	\$2,125
4 Bedroom	\$2,411

Source: HUD 2007

Table B-10
Estimated monthly Subsidy to Preserve "At-Risk" Units

Unit Size	Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Studio	\$1,103	\$1,097	0	(\$6)	(\$0)	(\$0)
1 bedroom	\$1,238	\$1,481	0	(\$243)	(\$0)	(\$0)
2 bedroom	\$1,485	\$1,602	90	(\$117)	(\$10,530)	(\$126,360)
3 bedroom	\$2,125	\$1,844	12	(\$281)	(\$3,372)	(\$40,464)
4 bedroom	\$2,411	\$2,300	11	(\$111)	(\$1,221)	(\$14,652)
TOTAL						(\$181,476)

Source: ¹HUD Fair Market Rents, ²RealFacts, 3rd Quarter 2007

Replacement Cost

The city of Placentia can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage estimates are based on the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Tables B-11 and B-12 summarize the estimated replacement costs per unit.



Table B-11
Replacement Costs by Unit Type¹

Unit Size	Cost per Square Foot ¹	Average Square Foot/Unit ²	Replacement Cost Per Unit ³
Studio	\$200	502	\$125,400
1 bedroom	\$200	732	\$171,400
2 bedroom	\$200	952	\$215,400
3 bedroom	\$200	1,170	\$259,000
4 bedroom	\$200	1,370 ⁴	\$274,000

Notes:
¹Based on prevailing market conditions. Units assumed to be garden apartments with on-site parking.
²Based on average square footage reported by RealFacts, Third Quarter, 2007.
³Includes construction costs, financing and land acquisition costs of \$25,000 per unit.
⁴Average unit size for 4 bedroom apartments were not available. Estimate based on adding 200 square feet to the average size of a 3 bedroom apartment.
 Source: RBF Consulting, 2007

Table B-12
Replacement Costs of "At-Risk" Units¹

Unit Size	Replacement Costs Per Unit	Number of Units	Total Replacement Costs
Studio	\$125,400	0	0
1 bedroom	\$171,400	0	0
2 bedroom	\$215,400	90	\$19,386,000
3 bedroom	\$259,000	12	\$3,108,000
4 bedroom	\$274,000	11	\$3,014,000
Total			\$25,508,000

Notes:
¹Based on prevailing market conditions. Units assumed as garden apartments with on-site parking. Includes construction costs, financing and land acquisition costs of \$25,000 per unit.
 Source: RBF Consulting, 2007

RESOURCES FOR PRESERVATION

A variety of programs exist to assist cities in acquiring, replacing or subsidizing at-risk affordable housing units. The following summarizes the available financial resources.

Federal Programs

- Community Development Block Grant (CDBG) – CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing activities. Placentia is a participating city in the County of Orange’s Urban County. Funding is awarded on a competitive basis tto each



participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. In fiscal year 2006-2007, the County of Orange was awarded \$4,206,265 in CDBG funds. The City of Placentia received \$129,375 of those funds for housing rehabilitation activities.

- HOME Investment Partnership – HOME funds are awarded on a formula basis for housing activities. The flexible grant program takes into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. The County of Orange allocates funds to participating cities on a competitive basis. In fiscal year 2006-2007, the County of Orange received \$1,782,844 in HOME funds.
- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance is provided through the Orange County Housing Authority. There are approximately 167 households per year within the City of Placentia who are assisted through the Section 8 program.
- Section 811/202 Program – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

State Programs

- California Housing Finance Agency (CalHFA) Multifamily Programs- CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments provide low-cost funding to preserve affordability.
- Low-Income Housing Tax Credit (LIHTC)- This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.



- California Community Reinvestment Corporation (CCRC)- The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Local Programs

Redevelopment Agency Funding- The Placentia Redevelopment Agency sets aside 20 percent of its tax increment funding for affordable housing activities. The housing set-aside funds can be utilized for new construction, rehabilitation and acquisition of properties. Table B-13 shows the housing set-aside fund projections from fiscal year 2005/06 through fiscal year 2009/10

Table B-13
Projections for Housing Set-Aside Fund (in dollars) 2006-2014

Revenue Source	2006/07	2007/08	2008/09	2009/10	2009/10	2010/11	2011/12	2012/13	2013/14
Housing Set Aside (20% of Tax Increment)	394,540	--	450,000	475,000	475,000	497,000	509,000	521,000	534,000

Source 2005-2009 Implementation Plan for the Placentia Redevelopment Project Area, City of Placentia



Table C-1
Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Goal HE-1: It is the goal of the City of Placentia to maintain and develop an adequate supply of housing that varies sufficiently in cost, style, tenure and neighborhood type to meet the economic and social needs of existing and future residents within the constraints of available land.</p>	
<p>Program 1: Countywide Homeless Family Transitional Housing Initiative.</p> <p>Objective: Continue to explore the feasibility, in cooperation with cities and the County, of creating a regional pool of CDBG funds for the purpose of developing and assisting transitional housing programs for homeless families.</p>	<p>The City has participated in the creation of a specific pool of funds for developing and assisting transitional housing programs. Since 1996, the County of Orange has utilized a comprehensive, coordinated and regional Continuum of Care (COC) strategy that includes the participation of all incorporated cities in the County. In 2006, the County received over \$10 million from the Department of Housing and Urban Development to be directed towards services for the homeless population.</p> <p>The County COC added 24 new emergency shelter beds to the system of care. Funding was also received to provide 34 new transitional housing beds for chronically homeless veterans. The former El Toro Marine Base property was transferred to local nonprofits, which secured 166 new 2 and 3 bedroom units to be built and used as transitional and permanent housing for the homeless. While none of the shelter beds were physically located in Placentia, the City participated in the Continuum of Care Forum which lead to the creation of shelter beds.</p> <p>H.I.S. House currently operates a transitional living facility in the City. The facility, which consists of a single-family residence, is owned by the Placentia Redevelopment Agency and is leased to the organization for an amount equal to the property tax.</p> <p>As part of this Housing Element update, the City has included a program to continue participation in the County of Orange's Continuum of Care Forum; and encourage partnerships for the purpose of developing and assisting housing programs for homeless individuals and families.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



**Table C-1
Review of Housing Element Past Performance**

Goal/ Program/Objective	Progress in Implementation
<p>Program 2: Housing Resource Directory</p> <p>Objective: Updating, on an annual basis, the Housing Resource Directory and using the Directory as a referral agent to assist city residents in locating housing.</p>	<p>The City does not currently have a Housing Resource Directory. The County of Orange’s Housing and Community Services Department continues to provide an affordable housing list on their website that the City utilizes to assist city residents in locating housing.</p> <p>A program is included in this Housing Element update to develop a comprehensive housing resource directory to assist residents in locating affordable housing.</p>
<p>Program 3: State of California Housing Programs</p> <p>Objective: Provide financial assistance for affordable housing development in the City for first time homebuyers, rental housing development, as well as possible funding for housing rehabilitation programs.</p>	<p>The Director of Development Services or his/her designee evaluates funding sources at all levels as information becomes available to the City.</p> <p>The City’s Department of Development Services implements the Housing Rehabilitation Loan Program and the Housing Rehabilitation Grant Program, which provide low interest loans and grants to qualified property owners for residential rehabilitation and improvements. Funding for the two programs is through the federal Community Development Block Grant Program (CDBG) in lieu of State funding.</p> <p>As part of this Housing Element update, a program is included to continue the City’s Housing Rehabilitation Loan Program and Housing Rehabilitation Grant Program.</p>
<p>Program 4: Homeless Assistance Program</p> <p>Objective: Provide development and operation funding assistance for emergency shelters for the homeless.</p>	<p>The City’s Redevelopment Agency rehabilitated and leased, for an amount equal to annual property tax, 913 N. Bradford to H.I.S. House for operation of a Transitional Living facility for 40 persons. The City also continues to participate in the Orange County Continuum of Care Program, which evaluates and addresses the homeless needs across the County.</p> <p>As part of this Housing Element update, the City has included a program to continue participation in the County of Orange’s Continuum of Care Forum; and encourage partnerships for the purpose of developing and assisting housing programs for homeless individuals and families.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



**Table C-1
Review of Housing Element Past Performance**

Goal/ Program/Objective	Progress in Implementation
<p>Program 5: Federal Housing Programs</p> <p>Objective: Encourage and connect developers with the most feasible of the currently available housing programs of the federal government that meets the needs of existing and future residents.</p>	<p>The Director of Development Services or his/her designee evaluates funding sources at all levels as information becomes available to the City. The City coordinates with and assists developers pursuing federal funds.</p> <p>A program is included in this Housing Element update to monitor and pursue available federal housing funds.</p>
<p>Program 6: Housing Opportunities Program</p> <p>Objective: Encourage the production of market rate housing for households with incomes of 120 percent or less of the county median.</p>	<p>The City updated the Density Bonus Ordinance in 2002 in order to encourage the development of lower-income housing in conjunction with market-rate housing. The density bonus allows a density increase of at least 25 percent over the designated zoning density, plus additional incentives in exchange for the provision of affordable units. . Additional incentives may include, but are not limited to, reduction in site development standards; modification or zoning code requirements; or approval of mixed-use zoning in conjunction with the housing development. No units were developed using the Density Bonus Ordinance in the planning period.</p> <p>A program is included in this Housing Element update to review and revise the City’s existing Density Bonus ordinance to reflect changes in State law.</p>
<p>Program 7: Infrastructure Provision and Financing</p> <p>Objective: Minimize infrastructure costs for residential development and coordinate and streamline infrastructure-financing programs.</p>	<p>The City has not implemented this program.</p> <p>As part of this Housing Element update, a program is included to monitor infrastructure provision and costs and its impact on housing development.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



**Table C-1
Review of Housing Element Past Performance**

Goal/ Program/Objective	Progress in Implementation
<p>Program 8: Land Acquisition for Housing</p> <p>Objective: Purchase houses offered for sale in the service areas for low-income housing development. Where feasible land bank properties for future low-income housing development. Promote the availability of these sites to housing developers through informational bulletins and the City’s website.</p>	<p>The City has rehabilitated and sold/leased three housing units for low income housing. These rehabilitated units are as follows:</p> <ul style="list-style-type: none"> - 723 Chapman Avenue - 637 Melody Lane - 217 Main Street <p>In 2006, the City assisted Habitat for Humanity and concluded the sale of two owner-occupied new construction units.</p> <p>As part of this Housing Element update, a program is included to continue partnerships with non-profit developers to acquire and rehabilitate housing units.</p>
<p>Program 9: Development Processing System Review</p> <p>Objective: Minimize processing time for development permits, especially those for affordable housing projects.</p>	<p>The City’s Municipal Code outlines the duties of the Administrative Coordinator. The Administrative Coordinator or his/her designee shall be the individual responsible to provide coordination of review and decision-making and the provision of information regarding the status of all applications and permits for residential developments. The development timeline is streamlined through this coordination process.</p> <p>A program has been included in this Housing Element update to monitor and modify, as needed, development processing timelines.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



**Table C-1
Review of Housing Element Past Performance**

Goal/ Program/Objective	Progress in Implementation
<p>Program 10: Tax-Exempt Bond Financing Program</p> <p>Objective: To stimulate the development of low-income rental housing throughout the City. Public agencies can issue revenues bonds, the interest on, which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest than would otherwise be available to the borrower.</p>	<p>The City has not used tax-exempt bonds to assist affordable housing development.</p> <p>This Housing Element update includes a program to monitor the availability of County, State and Federal Housing funds to assist affordable housing development.</p>
<p>Program 11: Santa Fe Commercial District</p> <p>Objective: To provide additional areas for housing development and maximize the potential for a variety of housing types.</p>	<p>The City's Redevelopment Agency has assisted in the development of very low to low-income housing units within the project area. The Agency has also rehabilitated and sold/leased housing units for low income housing. These new or rehabilitated housing units are as follows:</p> <ul style="list-style-type: none"> - Two very low income rental units at Arbor Lane East on van Buren - Two low income rental units at 219 Melrose Street - Two low income rental units at 307 Santa Fe Avenue - Four low income rental units at 338 Santa Fe Avenue - Rehabilitated and sold 723 Chapman Avenue for low income housing - Rehabilitated and sold 637 Melody Lane for low income housing - Rehabilitated and leased with option to buy 217 Main Street to a very low income family <p>In 2006, the Agency also concluded the sale of two owner-occupied new construction units to Habitat for Humanity.</p> <p>As part of this Housing Element update, a program is included to continue partnerships with non-profit developers to acquire and rehabilitate housing units.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



Table C-1
Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program 12: Under-utilized Land Conversion Program</p> <p>Objective: The City has very little residential under-utilized land, however the City has identified under-utilized land in nonresidential zones. By re-zoning this property for residential uses, more land will be available for housing production.</p>	<p>In June 2004, the City passed and adopted Ordinance No. 0-2004-05, which amended Title 23 of the Municipal Code, changing the zoning designation of a 3.2 acre site on the east side of Bradford Avenue and the north side of the Burlington Northern Santa Fe Railroad from “M” (manufacturing) to “SF-C” (Santa Fe Commercial). The Santa Fe Commercial district will include 54 attached condominium units, three of which will be live-work units.</p> <p>A program is included in this Housing Element update to identify underutilized land within the City for the development of residential units.</p>
<p>Program 13: Persons with Disabilities Housing Constraint Removal</p> <p>Objective: To analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002.</p>	<p>In accordance with Senate Bill 520, the City will be analyzing any constraints on the development, maintenance and improvement of housing intended for persons with disabilities. Furthermore, the City will include programs that will remove any constraints and provide reasonable accommodations for housing designed for persons with disabilities.</p> <p>This Housing Element update includes two programs that address housing for persons with disabilities, including a program to develop formal policy and procedures for reasonable accommodation.</p>
<p>Goal HE-2: It is the goal of the City of Placentia to promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, marital status or household composition.</p>	
<p>Program 1: Housing Discrimination and Housing Equal Opportunity</p> <p>Objective: Prevent housing discrimination and promote equal housing opportunities.</p>	<p>City contracts with the Orange County Fair Housing Council, which works to prevent housing discrimination and promote equal housing opportunities. The program provides counseling and training services, fair housing enforcement and mediation.</p> <p>A program is included in this Housing Element update to continue to contract with and refer all inquiries to the Orange County Fair Housing Council.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



Table C-1
Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program 2: Section 8 Housing Assistance Payment Program</p> <p>Objective: Provide rental assistance to Placentia’s low and moderate-income residents.</p>	<p>Rental assistance is provided through the HUD Section 8 Housing Choice Voucher Program. The Orange County Housing Authority administers the Section 8 Program. Currently, the Section 8 Program assists 167 households in the City.</p> <p>A program is included in this Housing Element update to continue to provide referral services and information to Placentia residents regarding the Section 8 Rental Housing Assistance Program.</p>
<p>Goal HE-3: It is the goal of the City of Placentia to encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided and having a sense of community identity.</p>	
<p>Program 1: Cooperative Rehabilitation-Placentia Revitalization and Rehabilitation Programs.</p> <p>Objective: Prevent deterioration of neighborhoods and preserve existing affordable housing. Assist in alleviating overcrowding in the City.</p>	<p>The City has continued to implement various programs in order to maintain and improve existing housing stock. The City’s Department of Development Services implements the Housing Rehabilitation Loan Program and the Housing Rehabilitation Grant Program, which provide low interest loans and grants to qualified property owners for residential rehabilitation and improvements. Funding for the two programs is through the federal Community Development Block Grant Program (CDBG).</p> <p>The Department of Development Services also implements the Housing Revitalization Program, which is designed to provide home improvement grants to qualified property owners. The program is funded by the Redevelopment Agency’s Low and Moderate Income Housing Fund. Since the year 2000, the Department of Development Services has awarded over 100 grants.</p> <p>As part of this Housing Element update, a program is included to continue the City’s Housing Rehabilitation Loan Program and Housing Rehabilitation Grant Program.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



Table C-1
Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program 2: Residential Energy and Water Conservation Retrofit</p> <p>Objective: Minimize utility costs for existing residential units. Participate and coordinate with existing utility companies and water service districts and the County Environmental Management Agency to develop a comprehensive utility cost reduction program, if utility programs are not effective.</p>	<p>The City continues to enforce the Xeriscape Ordinance adopted in 1991, which requires all new multi-family developments to use drought tolerant plant materials and water conserving irrigation systems.</p> <p>Southern California Edison, which provides electricity service in the City of Placentia, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star New Homes program, builders can receive up to \$700 per single family unit or \$275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements. Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.</p> <p>A program is included in this Housing Element update to promote energy and water conservation in new and existing residential developments.</p>
<p>Goal HE-4: It is the goal of the City of Placentia to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.</p>	
<p>Program 1: Consistency Review Program</p> <p>Objective: Maintain an ongoing review of the General Plan to insure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. Housing developments can be processed in a streamlined manner when the General Plan is consistent and readable as a useful document.</p>	<p>The General Plan is currently in the update process. When amendments to the General Plan are proposed, City staff reviews the amendment to ensure internal consistency and consistency with the zoning ordinance.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



Table C-1
Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program: Housing Review Periodic Review and Update</p> <p>Objective: Maintain a Housing Element that contains current data and is effective in implementing housing goals.</p>	<p>The most recent Housing Element was drafted and adopted in 2002. The planning period for the Housing Element was 1998-2005.</p>

Appendix C: Review of 1998-2005 Housing Element Performance



Table C-2
Progress in Achieving Housing Element Quantified Objectives, 1998-2005

Program	Quantified Objective	Level of Achievement
New Construction		
Very-Low	290	702 (includes 695 very-low and low income senior units, 2 very-low income restricted units and 5 low income restricted units)
Low	190	
Moderate	330	1,699 (includes 4 moderate units built during 2002-2005, 204 above moderate units built during 2002-2005, 91 moderate and above moderate condo units built during 1998-2002, 226 moderate multi-family units built during 1998-2005 and 1,174 single family units built during 1998-2005)
Above-moderate	830	
TOTAL	1,640	2,401
Rehabilitation		
Very-Low	37	Approximately 111 grants made to rehabilitate very-low and low-income housing units through the HCDA Grant Program (Data available for 2001-2002 and 2004-2007)
Low	300	
		Over 100 grants were made through the Housing Revitalization Grant Program
Moderate	0	0
Above-moderate	0	0
TOTAL	337	211
Preservation		
Very-Low	113	113
Low	0	0
Moderate	0	0
Above-moderate	0	0
TOTAL	113	113
First Time Homebuyers		
Very-Low	22 (total)	0
Low		0
Moderate		0
Above-moderate	0	0
TOTAL	22	0



GLOSSARY

Above Moderate-Income Household. A household with an annual income usually greater than 120% of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to Low- or Moderate-Income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "Low-Income" or "Moderate-Income." (2) The financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")



Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. [California Health and Safety Code Section 50801(e)]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of Low-and Moderate-Income households.

Housing Element. One of the seven State-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.



Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for Low-Income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal



Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

Planning Area. The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)



Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for Low-Income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.



"Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low- and Low-Income households.

Tax Increment. Additional tax revenues that result from increases in property values within a Redevelopment Area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of Very Low- and Low-Income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is owned only if it is mortgaged or not fully paid for. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Emergency Shelter.") Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. [California Health and Safety Code Section 50675.2(h)]

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Very Low-Income Household. A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by



the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

ACRONYMS USED

ACS	American Community Survey
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
COG:	Council of Governments
DIF:	Development Impact Fee
DOF:	California Department of Finance
du/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
HCD:	California Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
MFI:	Median Family Income
RHNA	Regional Housing Needs Assessment
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SF:	Summary File (U.S. Census)
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development



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