

City of Placentia Housing Element 2021-2029



City Council Resolution No. R-2024-06



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Chapter 1: Introduction

This Housing Element provides 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 for the 2021-2029 planning period.

1.1 Purpose and Content

The City of Placentia's Housing Element addresses adequate housing opportunities for present and future residents through 2029 and provides the primary policy guidance for local decision-making related to housing.

California Government Code §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.

1.2 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* §65302(c)).

This Housing Element update covers the planning period from October 2021 to October 2029. State planning law mandates that jurisdictions review and update their Housing Elements every 8 years in order to remain relevant and useful and reflect the community's changing housing needs.



1.3 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 §65580 to §65589.8 of the *California Government Code*. It is the only General Plan Element that requires review 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
2. Analysis of employment trends in Placentia in relation to regional trends	Chapter 2
3. Projections and quantification of Placentia’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the city’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2
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
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Chapter 2
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	



Table 1-1: State Housing Element Requirements

Required Housing Element Component	Reference
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 eight years that directly address the housing needs of Placentia. Other City plans and programs that work to implement the goals and policies of the Housing Element include the City’s Municipal Code, Specific Plans, Capital Improvement Program and the annual budget process.

1.4 Housing Element Organization

The 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: Residential Land Inventory
- Appendix C: Review of Housing Element
- Appendix D: Affirmatively Furthering Fair Housing
- Appendix E: Glossary

1.5 Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council, and the City's residents and stakeholders. Citizen input was received through website postings, public workshops and public hearings conducted by City staff, the Planning Commission and City Council. The notices for these workshops and hearings were sent directly to a list of interested parties, published in a local newspaper, on the City's website and prominently posted at City Hall and other public facilities. Throughout the process, organizations that represent the interests of lower-income and special needs households, or are otherwise involved in the development of housing, were invited to participate in the preparation and review of the Housing Element. The list of stakeholders who were invited to participate in the Housing Element update process is provided in Appendix A.

Comments received through the City's outreach activities have been considered in the development of the Housing Policy Program provided in **Chapter 4** of this Housing Element. Additional information regarding the public participation process is provided in **Appendix A**.



Chapter 2: Housing Needs Assessment

2.1 Introduction

When preparing the Housing Element, jurisdictions must evaluate 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. Finally, the City’s projected housing growth needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

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

It is important to note that different data may appear inconsistent for a variety of reasons. Some data reflect a “snapshot in time” while other such as Census American Community Survey (“ACS”) estimates are based on a sample survey conducted over a period of several years. Also, many data sources are based on self-reporting, which can lead to variations. Because of these factors, statistics reported in this chapter should be viewed as estimates rather than precise counts.

2.2 Community Profile

Population Trends and Characteristics

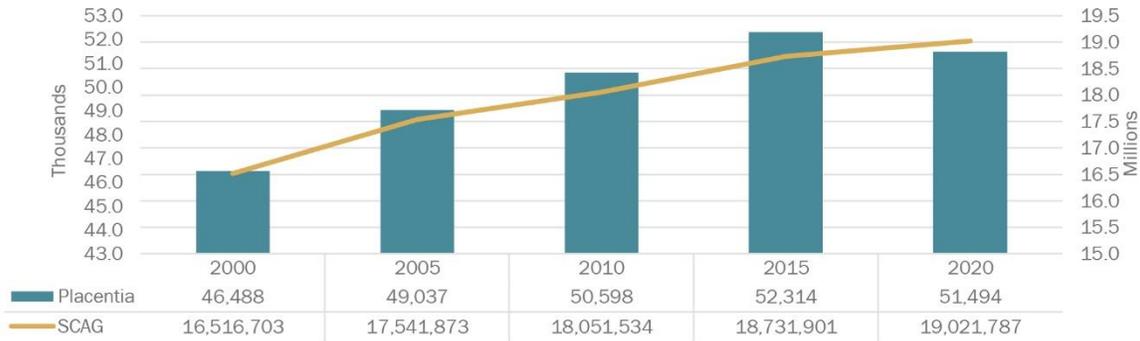
Housing needs are generally influenced by population and employment trends. This section provides a summary of population characteristics in Placentia.

Historical, Existing and Forecast Growth

The City of Placentia is one of the 34 cities within Orange County. Placentia had an estimated 2020 total population of 51,494 including 337 living in group quarters according to the California Department of Finance (DOF). Figure 2-1 shows population trends in Placentia from 2000 to 2020. Over this period Placentia had an annual growth rate of about 0.5% compared to 0.7% for the region.



Figure 2-1: Population Growth– 2000-2020, Placentia vs. SCAG Region

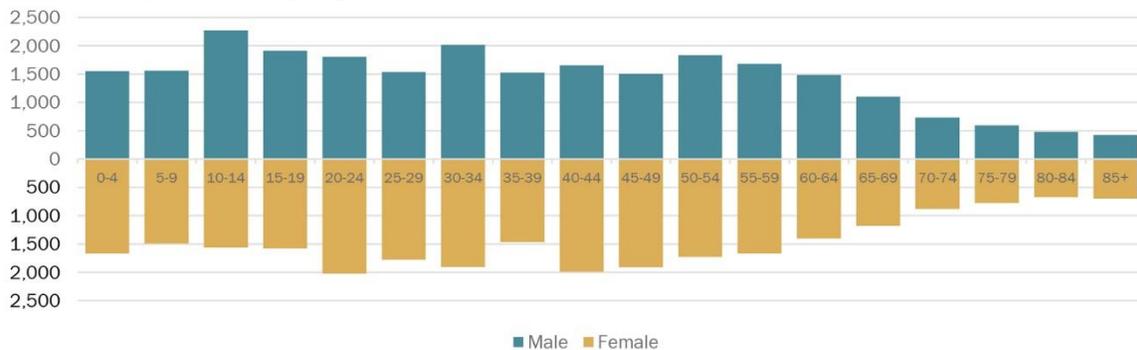


CA DOF E-5 Population and Housing Unit Estimates

Age Composition

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. According to recent Census estimates the population of Placentia is approximately 49.3% male and 50.7% female (Figure 2-2). The share of the population of Placentia under 18 years of age is 23.7%, which is higher than the regional share of 23.4%. Placentia’s seniors (65 and above) make up 14.5% of the population, which is higher than the regional share of 13%.

Figure 2-2: Population by Age and Gender, Placentia



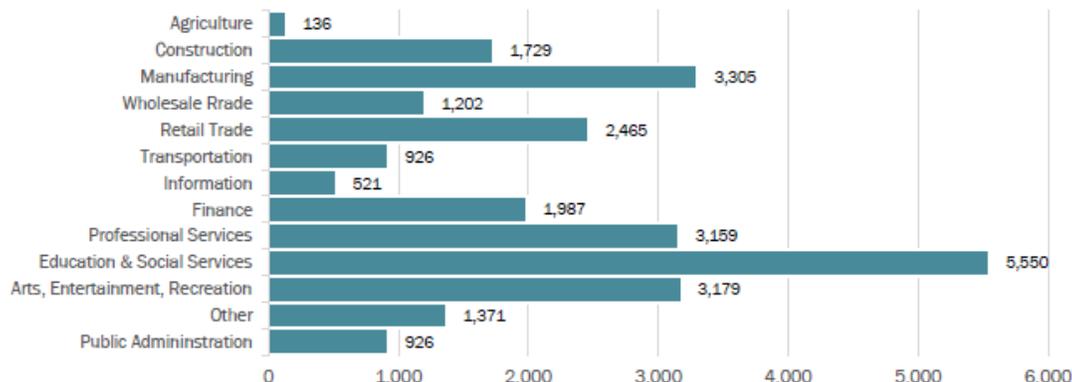
American Community Survey 2014-2018 5-year estimates

Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. Recent employment estimates reported that Placentia has 26,456 workers living within its borders who work across 13 major industrial sectors (Figure 2-3). The most prevalent industry is Education & Social Services with 5,550 employees (21% of total) and the second most prevalent industry is Manufacturing with 3,305 employees (12.5% of total).



Figure 2-3: Employment by Industry, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Placentia is Management, in which 10,653 (40.3% of total) employees work. The second-most prevalent type of work is in Sales, which employs 6,690 (25.3% of total) in Placentia (Figure 2-4).

Figure 2-4: Employment by Occupation, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Household Characteristics

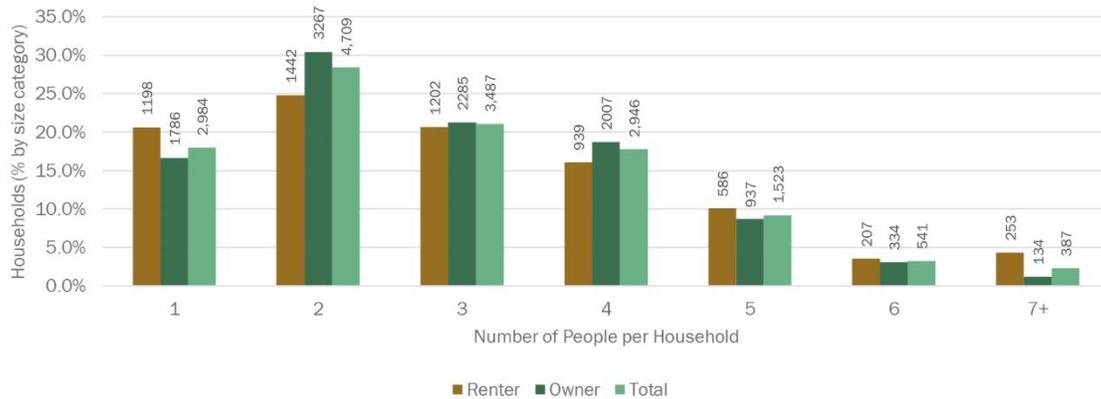
This section describes Placentia’s household characteristics, which are important indicators of the type and size of housing needed in the city. The U.S. Census Bureau defines a “household” as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households. The U.S. Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”



Household Size and Overcrowding

Figure 2-5 shows recent estimates of household size for Placentia. The most commonly occurring household size is two people (28.4%) and the second-most commonly occurring household is three people (21%). Placentia has a lower share of single-person households than the SCAG region overall (18% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.3% vs. 3.1%). The special needs of large families are discussed in the Special Needs section later in this chapter).

Figure 2-5: Household Size, Placentia



American Community Survey 2014-2018 5-year estimates.

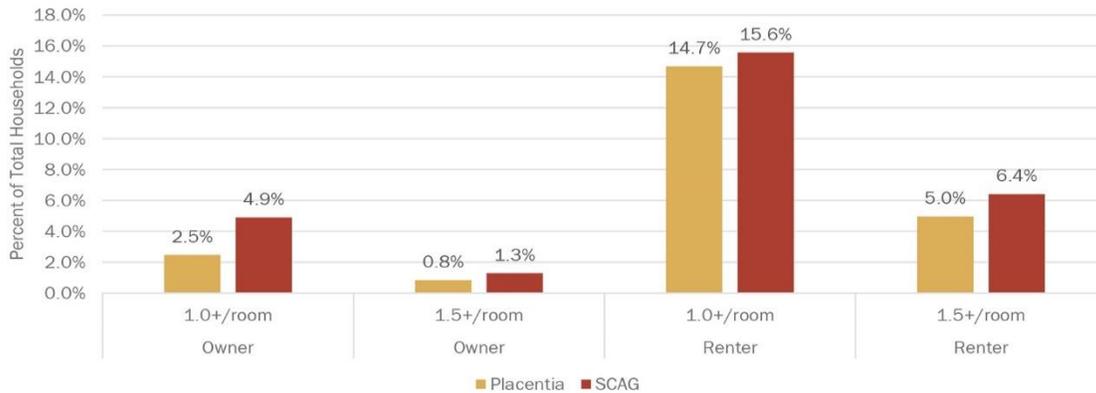
Overcrowding is defined as households having more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowding can affect the health and well-being of residents, reduce the quality of the physical environment and contribute to physical deterioration of housing units.

Figure 2-6 summarizes recent Census estimates of overcrowding in Placentia compared to the SCAG region as a whole. In Placentia, 266 owner-occupied and 855 renter-occupied households had more than 1.0 occupants per room, while 90 owner-occupied households and 289 renter-occupied households had more than 1.5 occupants per room.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure 2-6: Overcrowding, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

Housing cost burden, or overpayment, is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for "severe cost burden." However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden." Figure 2-7 shows HUD estimates of the number of households in Placentia by tenure, income category and share of income spent on housing. This data shows that households in the lower income categories, especially renters, typically spend a higher portion of their incomes for housing.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure 2-7: Overpayment by Income Category and Tenure, Placentia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

Extremely-Low-Income Households

Extremely-low-income (ELI) households are defined as households with incomes less than 30 percent of median family income (MFI). State law requires quantification and analysis of existing and projected housing needs of ELI households. As noted in Figure 2-7 above, recent Census data estimated that approximately 1,965 Placentia households were within the ELI category. As noted in Figure 2-8 below, approximately 19 percent of renters were ELI and about 8 percent of owners were ELI. The race/ethnicity with the highest share of extremely-low-income households in Placentia is Hispanic (19.7% compared to 12.1% of total population). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings. As seen in Figure 2-7, 845 ELI renter households and 605 ELI owner households were paying more than 30% of income for housing. In addition, 785 ELI renter households and 400 ELI owner households were paying over 50% of income for housing.



Figure 2-8: Extremely-Low-Income Households by Race and Tenure, Placentia

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	8,870	830	9.4%
Black, non-Hispanic	169	30	17.8%
Asian and other, non-Hispanic	2,978	260	8.7%
Hispanic	4,435	875	19.7%
TOTAL	16,452	1,995	12.1%
Renter-occupied	5,680	1,100	19.4%
Owner-occupied	10,780	905	8.4%
TOTAL	16,460	2,005	12.2%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The projected needs of ELI households are discussed below as part of the Future Housing Needs analysis.

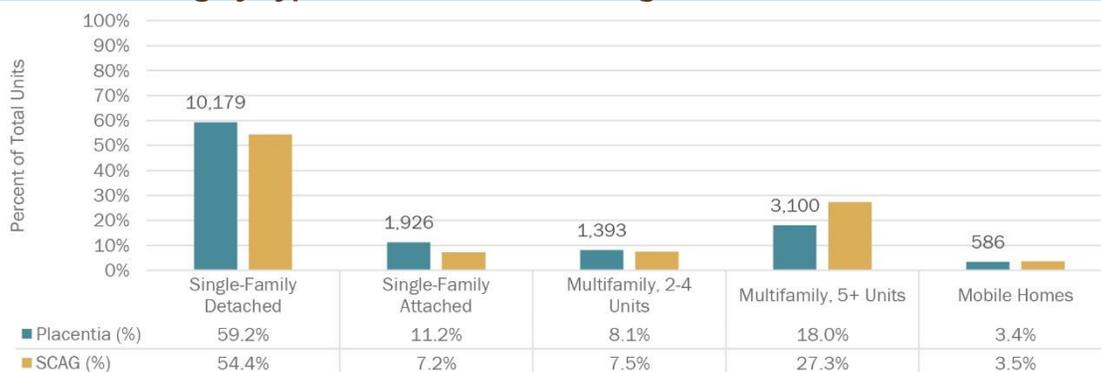
Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Placentia.

Housing Stock Profile

Figure 2-9 provides recent estimates of the housing stock in Placentia, which has a total of approximately 17,184 housing units. The most prevalent housing type in Placentia is single-family detached with about 59% of all units. The share of all single-family units, including condos, in Placentia is 70.4%, which is higher than the 61.7% share in the SCAG region. The estimated total vacancy rate in the city is 2.8% while the average household size (as expressed by the population to housing unit ratio) is about 3.1 persons.

Figure 2-9: Housing by Type, Placentia vs. SCAG Region

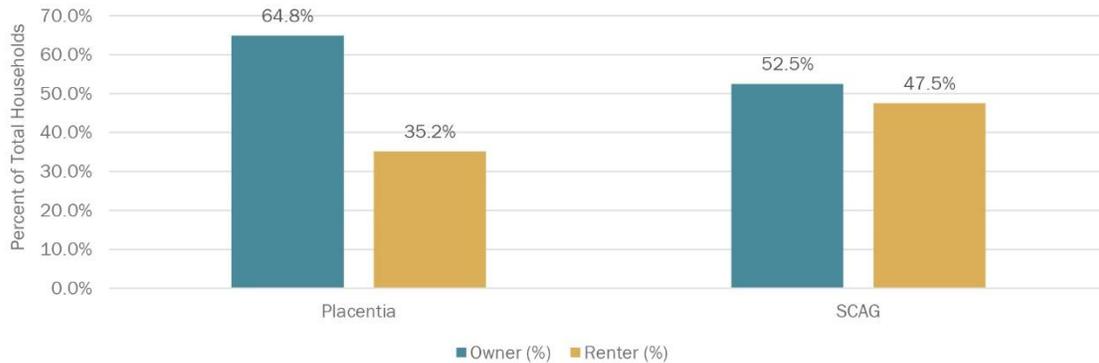


CA DOF E-5 Population and Housing Unit Estimates



Approximately 65 percent of Placentia’s housing units were owner-occupied and 35 percent of the units were renter-occupied. As shown in Figure 2-10, the percentage of owner-occupied units in Placentia is higher than in the SCAG region as a whole.

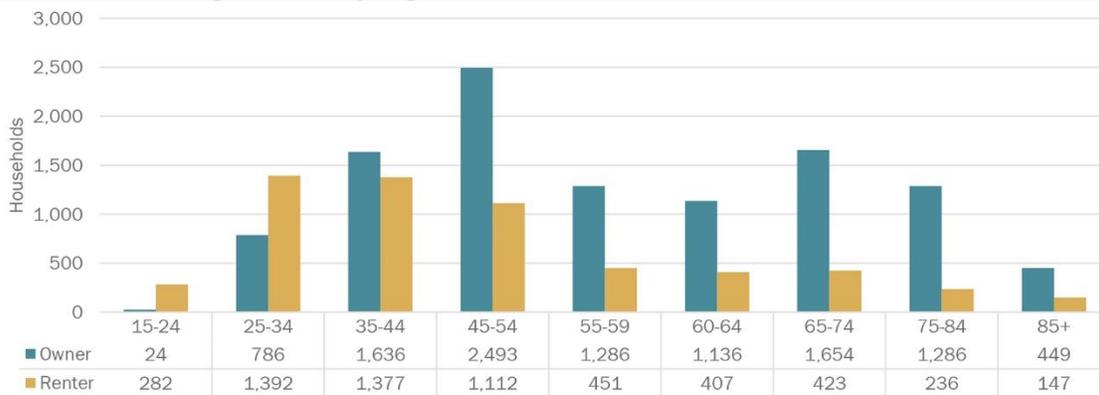
Figure 2-10: Housing by Tenure, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

As shown in Figure 2-11, Placentia residents under age 35 are more likely to be renters than those in older age groups.

Figure 2-11: Housing Tenure by Age of Householder, Placentia



American Community Survey 2014-2018 5-year estimates.

Housing Age and Conditions

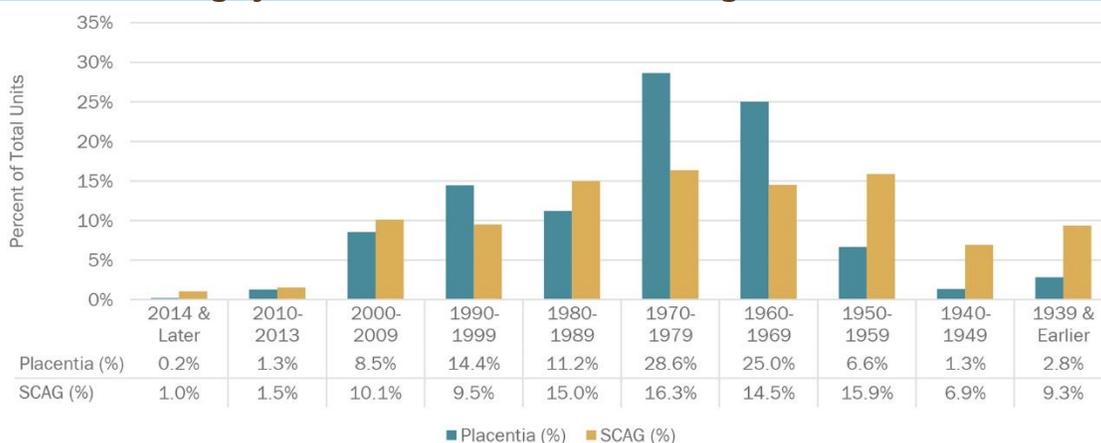
The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.



The age of housing units in Placentia compared to the SCAG region as a whole is shown in Figure 2-12. Nearly two-thirds of Placentia’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) may have structural problems that are not feasible to repair and therefore are in need of total replacement. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.

Figure 2-12: Housing by Year Built, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Costs and Affordability

This section evaluates housing cost and affordability in Placentia.

1. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31%-50% of AMI), low (51%-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, such as Orange County, these income limits may be increased to adjust for high housing costs.

¹ HCD memo of 2/1/2012 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>)



Table 2-1 shows affordable rent levels and estimated affordable purchase prices for housing in all areas of Orange County² by income category. Based on State standards, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,681. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in Table 2-1 have been estimated based on typical conditions.

Table 2-1: Income Categories and Affordable Housing Costs, 2021 – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

*For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

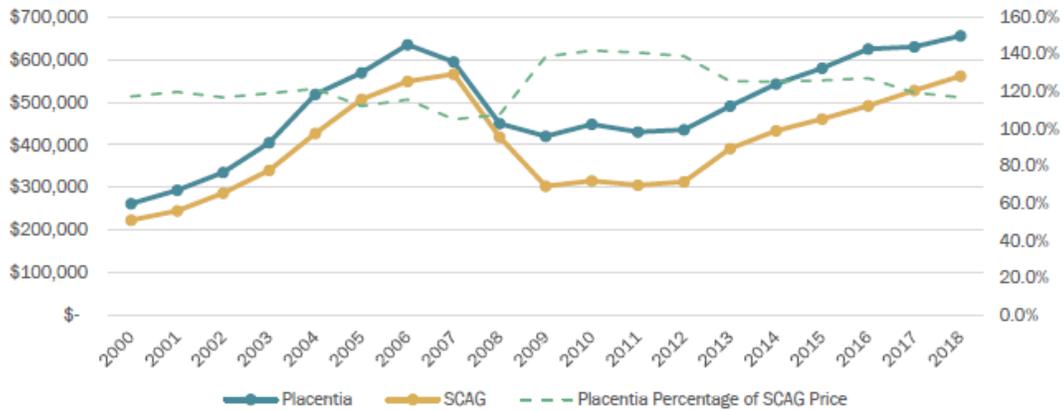
2. Home Price Trends

Between 2000 and 2018, median home sales prices in Placentia increased 150% while prices in the SCAG region increased 151%. 2018 median home sales prices in Placentia were \$655,500 and the highest experienced since 2000 was \$655,500 in 2018. Prices in Placentia have ranged from a low of 105.1% of the SCAG region median in 2007 and a high of 141.9% in 2010 (Figure 2-13). The most common monthly cost for homeowners in Placentia is \$2,000-3,000 (Figure 2-14).

² Affordable rent and purchase prices are based on county median income.

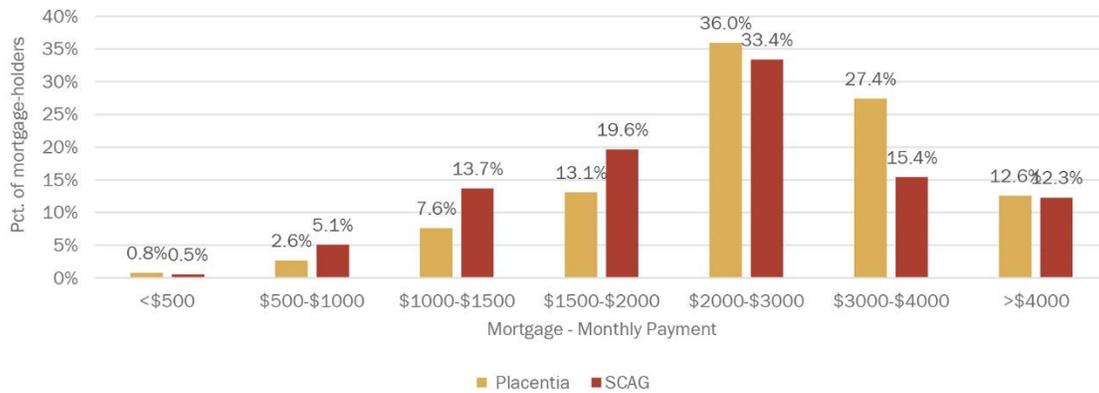


Figure 2-13: Median Sale Price for Existing Homes, Placentia vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Figure 2-14: Monthly Owner Cost for Mortgage Holders, Placentia vs. SCAG Region



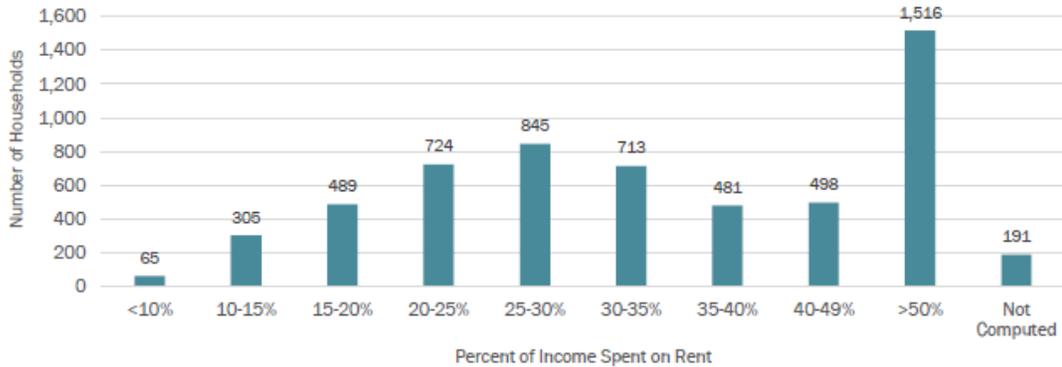
American Community Survey 2014-2018 5-year estimates.

3. Rental Cost

About 55% of Placentia renters spend 30% or more of gross income on housing, which is similar to the SCAG region as a whole (Figure 2-15). About 26% of renter households in Placentia spend 50% percent or more of gross income on housing, compared to 29% in the SCAG region as a whole. According to recent Census estimates the median rent in Placentia is approximately \$1,792 per month.

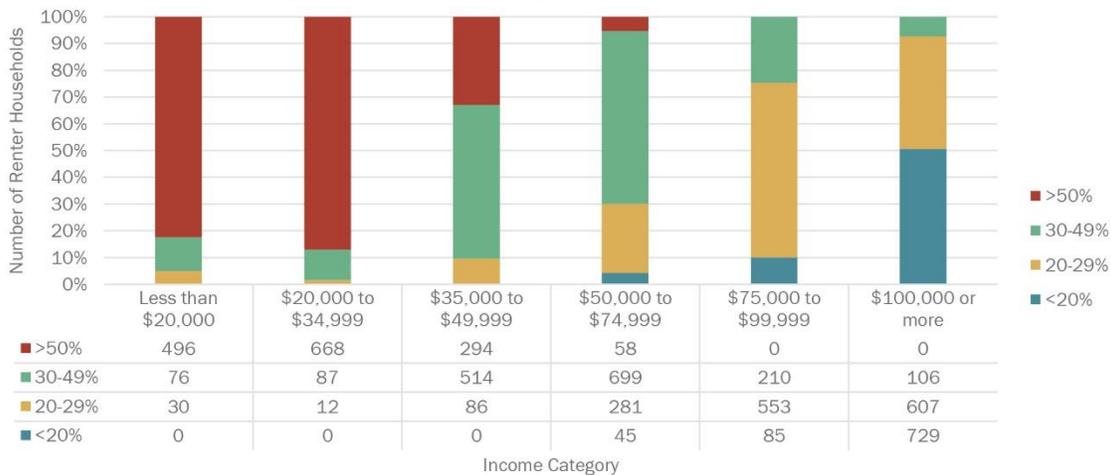


Figure 2-15: Rental Cost, Placentia



(Figure 2-16) shows that renters in the lower income categories typically spend a much higher percentage of their incomes on housing expenses compared to those with higher incomes.

Figure 2-16: Rental Cost by Income Category, Placentia



American Community Survey 2014-2018 5-year estimates.

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 and often have special needs related to housing location and construction. Because of limited mobility, elderly persons may need convenient access to services (e.g., medical and shopping) and public transit. Federal housing



data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Recent Census estimates (Figure 2-17) reported that about 19% of elderly households in Placentia have incomes less than 30% of median, (compared to 24% in the SCAG region as a whole), while about 36% of Placentia's senior households earn less than 50% of the median income (compared to 31% in the region).

While sometimes viewed as a homogeneous group, seniors have a wide variety of circumstances and needs. For example, senior homeowners often have more financial resources and stable housing expenses than renters. Younger seniors under age 75 generally have fewer disability issues than those who are older and may require residential care or supportive housing options. As homeowners age, many may have difficulty maintaining their homes.

As shown in Figure 2-21, among seniors 65 and older the most common disability was ambulatory, experienced by about 18% of Placentia's seniors (and 23% of seniors in the entire SCAG region). The installation of grab bars and other features may be necessary to address mobility issues.

The California Community Care Licensing Division identifies 48 licensed residential care homes for the elderly with a total of 940 beds in Placentia. Most of these are small facilities for up to 6 persons, although there are five larger facilities.

As discussed in Chapter 3, City regulations encourage a range of housing options to address the diverse needs of the growing senior population, including the residential care facilities, supportive housing, accessory dwelling units and reasonable accommodation for persons with disabilities. Program 1.12 in the Housing Plan also includes efforts to encourage development of additional senior housing.

Figure 2-17: Elderly Households by Income and Tenure, Placentia

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	435	380	815	19.0%
	30-50% HAMFI	540	190	730	17.1%
	50-80% HAMFI	910	155	1,065	24.9%
	80-100% HAMFI	355	105	460	10.7%
	> 100% HAMFI	1,145	65	1,210	28.3%
TOTAL		3,385	895	4,280	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

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 more bedrooms. Large households are vulnerable to

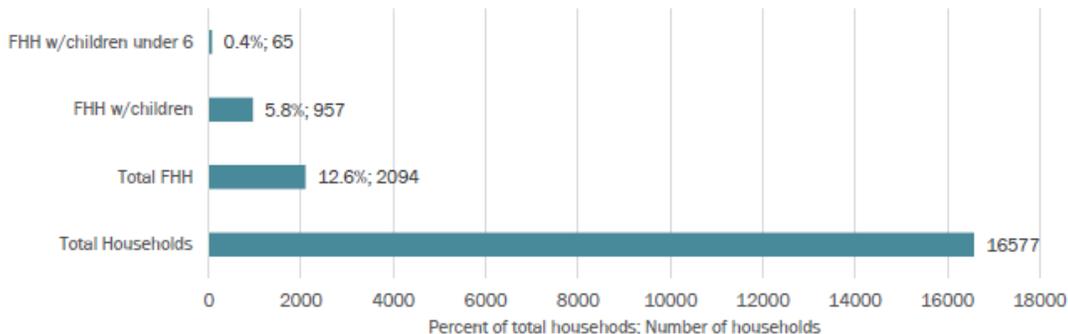


overcrowding, particularly among renters, due to the relatively small percentage of apartments with 3 or more bedrooms. As noted previously in the analysis of household size (Figure 2-5) about 1,046 renter households (18%) and 1,405 owner households (13%) in Placentia had at least five persons – a total of 2,451 households. According to recent Census estimates there are approximately 11,000 housing units with 3+ bedrooms (65%) and of those, about 5,957 (35%) had at least 4 bedrooms). In terms of the total housing stock, there appears to be a sufficient number of larger homes to meet the needs of large households, but many of those households may not have sufficient financial resources to afford a large enough home to avoid overcrowding. The needs of large households are addressed through City efforts (see Program 1.13 in the Housing Plan) to facilitate production of housing with 3 or more bedrooms as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data (Figure 2-18), 12.6% of Placentia households are female-headed (compared to 14.3% in the SCAG region), 5.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Figure 2-18: Female Headed Households, Placentia



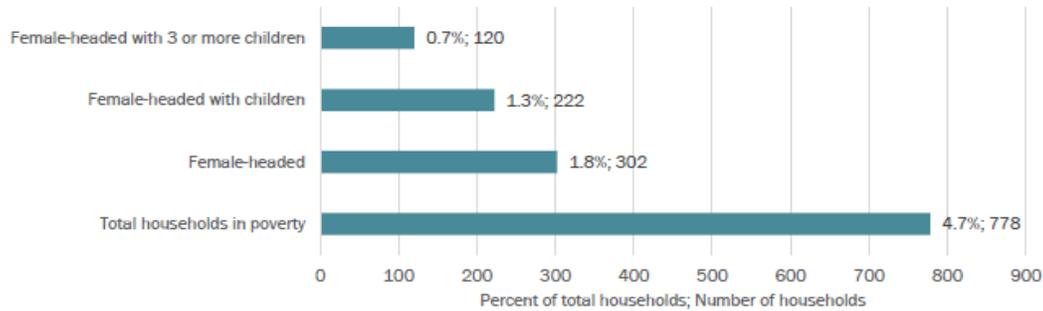
American Community Survey 2014-2018 5-year estimates.

Approximately 5% of Placentia's households are experiencing poverty, compared to 8% in the SCAG region as a whole. Poverty thresholds vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. Figure 2-19 shows recent estimates of poverty status for female-headed households in Placentia.



The needs of female-headed households are addressed through City programs to facilitate affordable housing development as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

Figure 2-19: Households by Poverty Status, Placentia



American Community Survey 2014-2018 5-year estimates.

Persons with Disabilities

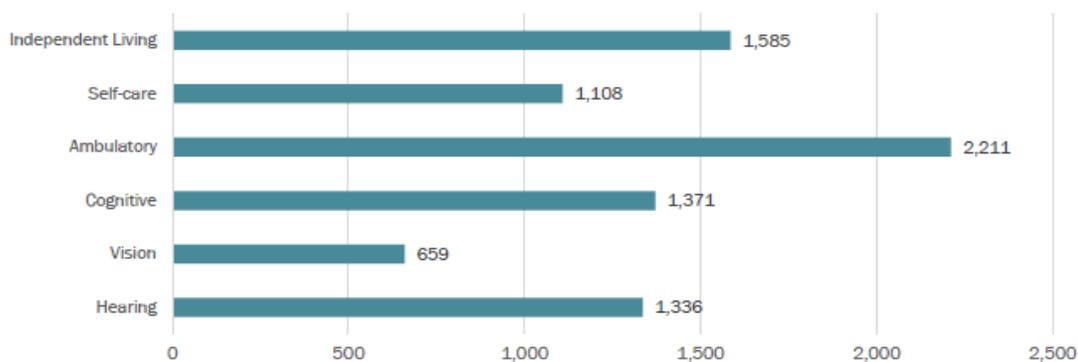
A disability is defined as a long-lasting condition that impairs an individual’s mobility, ability to work, or ability to care for them self. Persons with disabilities include those with physical, mental, or emotional disabilities. Access and affordability are the two major housing needs for persons with disabilities. This often requires specially designed dwelling units typically not found in market-rate housing, or supportive housing that also provides personal services and assistance with daily activities. Additionally, locating near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Figure 2-20), the most commonly occurring disabilities for Placentia residents are ambulatory and independent living. Among seniors 65 and older the most common disability was ambulatory, experienced by about 18% of Placentia's seniors (and 23% of seniors in the entire SCAG region).

To assist persons with disabilities the City has adopted reasonable accommodation procedures to allow modifications to regulations to accommodate the needs of persons with disabilities (see Program 2.3 in the Housing Plan). The City also continues to expand accessible housing options to persons living with disabilities by including accessibility features in new developments, and Program 1.4 includes amendments to City regulations for supportive housing.

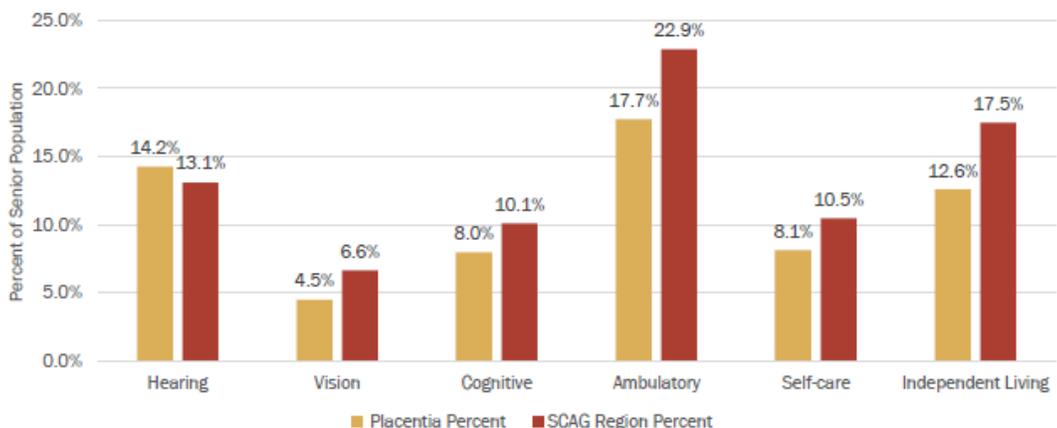


Figure 2-20: Disabilities by Type, Placentia



American Community Survey 2014-2018 5-year estimates.

Figure 2-21: Disabilities by Type for Seniors 65+, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other



forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. Figure 2-22 shows recent DDS data for persons with developmental disabilities in Placentia.



Figure 2-22: Developmental Disabilities, Placentia

	Placentia
By Residence: Home of Parent/Family/Guardian	349
Independent/Supported Living	5
Community Care Facility	5
Intermediate Care Facility	17
Foster/Family Home	11
Other	5
By Age: 0 - 17 Years	392
18+ Years	224
TOTAL	1008

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center’s main office is located in Garden Grove, approximately 7 miles south of Placentia.

Homeless Population and Transitional Housing

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent available Orange County Point-in-Time Count and Survey report of the Homeless (2019) reported 55 unsheltered and 108 sheltered homeless persons in Placentia.

Regional strategies to combat homelessness are developed through Orange County’s Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing.

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent.

The nonprofit 2-1-1 Orange County organization is a 24-hours-a-day, 7 days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.



In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts had reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of “navigation centers” based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of these Navigation Centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and ongoing operation of the Navigation Centers. A Memorandum of Understanding was prepared and presented to the City Councils of all thirteen city governments for execution in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Programs 1.4, 1.14 and 2.3 identify actions the City is taking to address homelessness.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Recent Census data (Figure 2-23) estimated that there were approximately 136 total jobs in the farming, fishing and forestry occupations in Placentia and 80 full-time year-round jobs in those occupations.

According to SCAG’s dataset, just 0.2 percent of jobs in all of Orange County are in agriculture and the USDA estimates there were just 340 migrant farmworkers in the County in 2017. Given that Placentia has no remaining land in commercial agriculture, the City has not identified a need for farmworker housing beyond general programs to support housing affordability.



Figure 2-23: Agricultural Employment, Placentia

Farmworkers by Occupation:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	57,741	Total jobs: Farming, fishing, and forestry occupations
80	0.44%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	73,778	Total in agriculture, forestry, fishing, and hunting
80	0.44%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

2.3 Assisted Units “At-Risk” of Conversion

Jurisdictions are required to analyze government-assisted low-income rental housing that is eligible to convert 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 during 2021-2031;
- 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

Three projects with lower-income rental units are located in Placentia (Table 2-2). According to the California Housing Partnership Corporation (CPHC), the Imperial Villas project could convert to market rate within the next 10 years and is therefore considered to be “at-risk.” Program HE 3.5 describes actions the City will take to encourage the preservation of this project.



Table 2-2: Lower-Income Rental Units

Project	Address	Program	Earliest Conversion Date	Total Units	Assisted Units
Imperial Villas	1050 E. Imperial Hwy	HUD	2022	58	58
Veterans Village	1924 Orangeview Ave	LIHTC	2072	50	49
Villa La Jolla	734 W. La Jolla St	LIHTC, HUD	2055	55	54
Total				113	113

Source: California Housing Partnership Corporation, 2021

Preservation Versus Replacement

According to CPHC, preservation of existing affordable housing has significant advantages over new construction, including:

- It generally costs half as much and takes half the time than building it new.
- On average it serves much lower income households than new construction.
- New construction alone cannot produce enough affordable housing to meet demand in most markets in California.

Preservation Strategies

There are several options for preserving affordable units, including providing local subsidies to offset the difference between the affordable and market rent, acquisition/rehabilitation by a non-profit or public agency, or construction of new affordable housing to replace units lost.

Local Rental Subsidy. One strategy for preserving the units at-risk is to provide a local rental subsidy to residents if their affordable units convert to market rate. Assuming an average rent subsidy of \$1,500 per month per unit, the total subsidy that would be needed to extend affordability for the 58-unit Imperial Villas project would be approximately \$1,044,000 per year.

Acquisition/Rehabilitation. Acquisition/rehabilitation costs – depends on size, location, current sales figures. Assuming an average cost of \$350,000 per unit, acquisition/rehabilitation of 58 low-income units would cost approximately \$20 million.

Replacement Through New Construction. Affordable units lost to conversion can be replaced through new construction. Construction cost would depend on many factors including site acquisition, site preparation, construction and a variety of “soft” costs such as architecture, permit processing, financing and administration. Based on an average cost of \$500,000 per unit, the total cost of replacing 58 affordable units would be approximately \$29 million.



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.

- 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 to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services.
- 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.
- 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.
- 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.



Qualified Entities to Develop or Operate Affordable Housing

A number of non-profit corporations currently working in Orange County have the experience and capacity to assist in preserving at-risk units. These non-profits include:

- BRIDGE Housing Corporation (San Francisco)
- Civic Center Barrio Housing Corporation (Santa Ana)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing Corporation (San Francisco)

Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element projection period extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG’s website at <https://scag.ca.gov/rhna>.

The total assigned housing need for the City of Placentia during the 2021-2029 planning period is 4,374 units, which is distributed by income category as shown in Table 2-3. Chapter 3 includes a discussion of how the City will accommodate this need for additional housing during the planning period.

Table 2-3: Regional Housing Needs Assessment, 2021-2029

	Extremely Low-Income ¹	Very Low-Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA allocation ²	622	621	680	782	1,693	4,398

¹ Extremely low-income need is a subset of the very-low-income (VLI) category and is assumed to be 50% of VLI need

² The RHNA projection period covers the period 6/30/2021 – 10/15/2029

Source: Regional Housing Needs Allocation, SCAG 7/1/2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.



Chapter 3: Resources and Constraints

3.1 Resources and Opportunities

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Placentia. This chapter provides a description of the land resources to address the City’s regional housing needs for the 2021-2029 planning period (see discussion of Future Housing Needs in Chapter 2), as well as financial and administrative resources available to support the provision of affordable housing. Additionally, this chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of potential sites for residential development is provided in **Appendix B**. The results of this analysis are summarized in **Error! Reference source not found.** below. The table shows that the City’s land inventory for potential residential development is not currently sufficient to accommodate the RHNA in the low- and above-moderate income categories for this planning period. Program HE-1.8 in the Housing Plan (Chapter 4) describes the specific actions the City will take to address this requirement.

Table 3-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units Entitled and Completed in Projection Period (Begins June 31, 2021) ¹	-	-	3	239	242
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-4)	58	10	107	72	247
Underutilized Sites (Table B-5)	659	325	314	6	1,304
ADUs	14	24	17	1	56
R-3 and TOD Rezones	515	72	348	604	1,539
Total Capacity	1,246	683	789	1,696	4,414
RHNA	1,243	680	782	1,693	4,398
Surplus	3	3	7	3	16

1. Not including candidate sites or pipeline/approve projects.
Source: City of Placentia, 2021

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3.3, Non-Governmental Constraints. There are currently no



known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements to serve new developments.

Financial and Administrative Resources

Community Development Block Grant and HOME Programs

Placentia participates in a consortium with the County of Orange and 12 other cities known as the Orange County Urban County Program. The Urban County consortium 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. During the 2006/07 through 2010/11 Fiscal Years, the City received \$150,000 annually in CDBG funds for housing rehabilitation but this amount declined to \$135,000 per year in FY 2012/13 and 2013/14. This City also was awarded grants for public improvements for pedestrian accessibility, Edwin T. Powell Community Center, neighborhood facilities, streets and neighborhood parks. The City has not received HOME funds in recent years but will pursue them in the future when eligible projects are identified.

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

Former Redevelopment Agency and the Successor Agency

As of February 1, 2012 the Redevelopment Agency (RDA) of the City of Placentia was dissolved by Governor Jerry Brown and the State Legislature. As part of the Dissolution Act, the City of Placentia designated itself as both the Successor Agency and successor housing agency to the former redevelopment agency to wind down its operations and continue local control over the former assets of the agency. The Successor Agency is able to pay for those items found to be enforceable obligations by the State Department of Finance until such time as the obligation ceases. The Successor Agency does not have



any affordable housing obligations as all properties or loan receivables were transferred to the City as the housing successor agency.

Energy Conservation Opportunities

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, 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. Owners of existing homes can receive monetary incentives for purchasing Energy-star appliances or making other energy-saving improvements such as installing a whole-house attic fan.

Another strategy for building energy-efficient homes is 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.

The City Council has authorized participation in the Home Energy Renovation Program (HERO) as provided for through the Western Riverside Council of Governments. The HERO program is financed through property assessments where the improvements are made and is not a City program, but simply a means to provide property assessed financing to eligible property owners in the City for various energy and water conservation improvements.

3.2 Constraints

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, and constraints imposed by other governmental entities. Potential governmental and non-governmental constraints along with City efforts to reduce these constraints are discussed below.



Governmental Constraints

Potential governmental constraints include policies, standards, requirements, and actions imposed by various levels of government on housing development. These constraints may include land use controls, building codes, growth management measures, development fees, processing and permit procedures, and site improvement standards. State and federal agencies may also 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 regulations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

1. 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. Placentia’s General Plan was comprehensively updated in 2019. 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 3-2 summarizes the residential land use designations and their associated acreages and density ranges.

Designation	Description	Density
Low Density Residential	Single family residences on individual parcels.	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	15 du/ac maximum
High Density Residential	Multifamily residences such as apartments	25 du/ac maximum
Old Town	Mix of housing, retail, office, and/or other similar uses within a half-mile of quality public transportation	30-65 du/ac
Transit Oriented Development	Mix of high-density housing, office, retail and/or other amenities	65-95 du/ac
Mixed Use	Combination of non-residential and residential uses in the same structure or on the same site	
Residential Planned Community	Allows a variety of housing types and related commercial uses through a development plan	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.	Established individually for each Specific Plan

Source: City of Placentia, 2021



2. Zoning Code

The Zoning Code is the primary tool for implementing the Land Use Element of 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 3-3 summarizes the single-family residential zoning designations and their requirements. Table 3-4 summarizes the multi-family residential designations and requirements. Based on residential units 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.

The Transit Oriented Development (TOD) zone was recently added to the land use categories and provides significant opportunities for high-density multi-family development.

Table 3-3: 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	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-A	20,000	40%	N/A	30'	25'	6' one side, 12' other side; corner lot line, 11'		Corner and interior lot, 5'
R-1	Interior lots 7,000; corner lots 7,500	50%	1,300	30'; accessory buildings 20'	20'-25'	6' on one side and 10' opposite side; corner lot 12'		20'
PUD	N/A	60%	N/A	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.090	10'	None required; except there shall be a minimum 10-foot separation between buildings	5' or less, or 18' or more	10'

Source: City of Placentia Municipal Code, Chapter 23

Table 3-4: Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-2	Interior lots 7,000; corner lots 8,000;	50%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.040	20'-25'	5'	Subject to §23.15.110	10'
R-G	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.18.040	20'	0'-10'	Subject to §23.81.130	0'-10'
R-3	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified	15'	0'-5'	10'-15'	0'-10'



Table 3-4: Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
			pursuant to §23.21.040				
MHP	15 acres	Subject to Title 25 of the Calif. Admin. Code	2 stories or 35'	10'		25'	

Source: City of Placentia Municipal Code, Chapter 23

Analysis of Building Heights

Maximum building heights are set and defined in the City’s Zoning Code to maintain symmetry and compatibility between existing and proposed developments. Setting limits to the height of buildings establishes appropriate scaled new development with surrounding uses and minimizes potential nuisances on neighboring properties relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

The City’s building height requirements do not prohibit residential developments from reaching the maximum density on varying sites, it therefore is not considered a constraint to the development of housing, specifically housing affordable to low and very low-income households.

The City’s Density Bonus program provides additional incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements).

Multifamily residential developments in the TOD, R-2, R-G and R-3 zones are able to meet the maximum density limit while complying with the height limits and the remaining development standards shown in Table 3-4. For example, a proposed 2-story multi-family development on a one-acre lot in the R3 zone can meet the setback and lot coverage requirements and be able to build approximately 30 units each measuring 1,000 square feet; as the maximum density is 30 dwelling units per acre, the maximum building height limits do not impede the development of multi-family developments.

Based on past projects and current application of the code, the height limit is not known to constrain residential developments from reaching the maximum permitted density and is not considered a constraint to housing development, however, the City acknowledges that height restrictions may prevent multifamily developments from reaching three stories. To ensure height limits are not a constraint, the City has added Program HE-1.20: Annual Review of Site Requirements to amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions. The single-family residential zones are R-A and R-1. As shown in **Chapter 3**, single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8. Single-family units are approved administratively without a public hearing, although



subdivisions require a discretionary review process pursuant to the Subdivision Map Act.

The multi-family residential zones are R-2, R-G, R-3, and MHP. Multi-family dwellings are permitted subject only to Development Plan Review (DPR) by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones. The DPR process (Municipal Code Chapter 23.75) ensures that projects are consistent with applicable policies and standards. Multi-family developments are subject to a conditional use permit in the RPC (Residential Planned Community) zone.

Table 3-5: Summary of Permitted Uses

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

Transit Oriented Development (TOD) Zone

In 2017 the City adopted Municipal Code Chapter 23.111 Transit Oriented Development Packing House District Development Standards, which encompasses a former manufacturing area located south of downtown and immediately adjacent to a Metrolink commuter rail station¹ currently under construction. The TOD zone is approximately 110 acres in size and runs south from the Burlington Northern Rail line to Orangethorpe Avenue, and east from State Route 57. The TOD area provides for residential densities up to 95 dwelling units per acre, mixed-use residential-commercial, and increased amenities to encourage use of the commuter rail station. Additional development standards in the TOD zone are shown in Table 3-6.

Since adoption of the TOD zone in 2017, several high-density residential projects have been approved at densities ranging from 73 to 89 units/acre, or up to 93% of the allowable density, indicating that the development standards do not pose a constraint to development (see Table B-2 in Appendix B).

1 <https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure>



Old Town Placentia Revitalization Plan Regulations

In 2017 the City adopted Municipal Code Chapter 23.112 Old Town Placentia Revitalization Plan Development Standards, which covers the Old Town area immediately north of the TOD zone and the Metrolink commuter rail line. The purpose of the Old Town regulations is to facilitate the enhancement of the city’s historic core, characterized by its small-scaled village atmosphere, shopfront architecture, mix of uses and inviting streetscapes.

The Old Town district is divided into five subareas and one overlay zone as shown in Figure 3-1:

- Main Street (MS)
- Village (V)
- Mixed-Use (MU)
- High-Density Residential (HDR)
- Public Facilities (PF)
- R-2 Overlay Zone

Multi-family residential development, either stand-alone or mixed-use, is allowed in the HDR subarea and residential is allowed on the upper floors in all subareas except Public Facilities. Maximum densities are 25 units/acre in the Main Street subarea, 35 units/acre in the Village subarea, 55 units/acre in the Mixed-Use subarea, and 65 units/acre in the High-Density Residential subarea. Allowable building heights range between 2 and 4 stories depending on location (0).



Table 3-6: TOD Development Standards

	Standard	Notes
Architectural Review	High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the city.	Third party review costs are the responsibility of the applicant.
Building Placement Regulations		
1. Density	65 dwelling unit/acre minimum and 95 dwelling units/acre maximum	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. Block Length and Lot Size Requirements. Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum Building Length without Breaks in Building Massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10 ft. from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	



Table 3-6: TOD Development Standards

	Standard	Notes
c. Side Yard Setback	0 feet, or 10 ft. when adjacent to a property containing residential uses.	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max.	
4. Projections		
a. Allowable Setback Projections.		
i. Ground Floor:		
<ul style="list-style-type: none"> • Awnings and canopies over windows: 60 inches; • Sun shade structures: 15 feet; • Bay windows: 60 inches (not wider than 10 feet); • Cornices, belt courses, and similar architectural features: 12 inches; • Eaves, roof overhangs: 30 inches; and • Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet. 		
ii. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches.		
iii. Art, as determined by the approval of the public art component of the project.		
iv. For signs, see Sign Regulations, § 23.110.050 .		
v. All projections must maintain a minimum of 8 feet vertical height from ground.		
b. Public right-of-way encroachments require approval of an encroachment permit.		
5. Building Height, Rooftop Amenities, Frontages, and Ground Floor		
a. Building Height	3 stories minimum, 35 ft. minimum, 5 stories maximum, not to exceed 68 ft.	



Table 3-6: TOD Development Standards

	Standard	Notes
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15 ft. floor to ceiling height.		
6. Provision of Common Open Space (Residential Portion Only)		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more live work units.	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	<ul style="list-style-type: none"> Common open space can be active or passive but must be accessible to all non-residential tenants (i.e., employees and employers) and residential residents. 	
	<ul style="list-style-type: none"> Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units. 	
	<ul style="list-style-type: none"> Common open space shall be fully landscaped and requires an approved landscape plan. 	
	<ul style="list-style-type: none"> Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating. 	
c. Rooftop Amenities	<ul style="list-style-type: none"> Rooftop amenities are permitted if they provide additional recreational or common open space activities for the residents of the building. 	
	<ul style="list-style-type: none"> 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 	
	<ul style="list-style-type: none"> Rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16 ft. above the maximum 	



Table 3-6: TOD Development Standards

	Standard	Notes
	height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area.	
	<ul style="list-style-type: none"> • Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. 	
	<ul style="list-style-type: none"> • Rooftop amenities are intended for the use of building residents. 	
d. Courtyard Common Open Space Requirements	<ul style="list-style-type: none"> • Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 	
	<ul style="list-style-type: none"> • Minimum courtyard dimension shall be 40 ft. when the long axis of the courtyard is oriented EW and 30 ft. for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 	
	<ul style="list-style-type: none"> • When there are 2 or more courtyards, they shall be connected to each other. 	
	<ul style="list-style-type: none"> • The area required for first level patios shall not be deducted from the overall courtyard area. 	
7. Provision of Private Open Space (Residential Portion Only)		
a. Live Work	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
b. Residential-Attached & Multifamily	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private



Table 3-6: TOD Development Standards

	Standard	Notes
		open space area, not broken up into smaller sizes.
8. Parking	Standards	Applicable Land Uses
a. Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, general retail, grocery, retail complex, personal services
b. Eating and Drinking Establishments – spaces per 1,000 sf	5 min./10 max.	Bar/tavern, restaurant, brewery, etc.
c. Outdoor Dining on Private Property	0	<ul style="list-style-type: none"> • Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project. • Outdoor dining may project into required setbacks. • No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage. • Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, playgrounds, studios, theatres cannot be stand alone.



Table 3-6: TOD Development Standards

	Standard	Notes
f. Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	
l. Lodging – B&B	1 per sleeping room.	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.



Table 3-6: TOD Development Standards

Other	Standard	Notes
t. Bike Parking – Short-Term	Residential: 1 resident bicycle parking space for every 5 residential units, or portion thereof; Nonresidential: 1 bicycle parking space for every 5,000 sf, or portion thereof, of nonresidential floor area.	
u. Bike Parking – Long-Term	Residential: 2 bicycle storage units for every 5 dwelling units for the first 20, and 1 for every 5 additional units, or portion thereof; Nonresidential: Any establishment with a parking structure and a minimum of 10,000 sf of non-residential space shall provide long-term bicycle parking at a minimum ratio of 1 space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations.	Minimum 10% of project’s parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC fast charging stations.	
w. Transit Station or Terminal.	As per director of development services in coordination with transportation authority.	
x. Telecommunication Facility	1 space to service facility.	
y. Surface Parking.	Surface parking is permitted as long as not visible from public street and is fully landscaped and screened from public view.	
z. Parking Structure.	Structure parking permitted only if integrated into overall design of building and “wrapped” with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking.	Permitted if fully integrated into a development with a “wrapped” parking structure.	



Table 3-6: TOD Development Standards

	Standard	Notes
bb. Underground Parking.	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction.	Applicants may apply for parking reduction before the planning commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10' from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. 23.77. In the R-2 overlay zone, the front yard setback shall be 15'.
3. Front Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	15 ft.	15 ft.	15 ft.	NA	NA	
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
5. Side Yard Setback for “through lots” and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5’ setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (min-max)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	<p>a. Ground Floor:</p> <ul style="list-style-type: none"> i. Awnings and canopies over windows: 60”; ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area; iii. Sun shade structures: 15’; iv. Bay windows: 60” (not wider than 10’); v. Cornices, belt courses, and similar architectural features: 12”; vi. Eaves, roof overhangs: 30”; vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10’. <p>b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48”</p> <p>c. Art, as determined by the approval of the public art component of the project.</p> <p>d. For signs, see sign regulations, § 23.112.070.</p> <p>e. All projections must maintain a minimum of 8’ vertical clearance from ground.</p>					



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § 23.111.070 . c. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2 stories, 30' 3-Story Area: 3 stories, 40' 4-Story Area: 4 stories, 55'	2 min/3 max stories, 40'	3 min/4 max stories, 60'	3 min/4 max stories, 55'	5 stories, 65'	See "Old Town zoning map" for height subareas. New stories built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a "story" or "floor."					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6' in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by up to 8'.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of					



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas				Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	
	the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.				
Provision of Common Open Space (Residential Only)					
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.				
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.				
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.				



Table 3-7: Old Town Placentia Revitalization Plan Development Standards						
Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16'.					
4. Courtyard and Common Open Space Requirements	<p>1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards.</p> <p>2. Minimum courtyard dimension shall be 40' when the long axis of the courtyard is oriented EW and 30' for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.</p> <p>3. When there are 2 or more courtyards, they shall be connected to each other.</p>					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6' min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas				Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential Public Facility	
<p>The following are specific guidelines for shopfronts in the Old Town area:</p> <ol style="list-style-type: none"> 1. 12' to 16' tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10'. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24" and 36" tall (aluminum storefront or spandrel panel may not substitute for a bulkhead). 					
Architectural Styles					
<p>1. Main Street Commercial</p> <p>Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.</p>				<p>Style of architecture required in Main Street subareas</p>	
<p>2. Mission Revival</p> <p>Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.</p>				<p>Choices of architecture for the following:</p> <ul style="list-style-type: none"> • Village subarea • Mixed use subarea • High density residential subarea 	

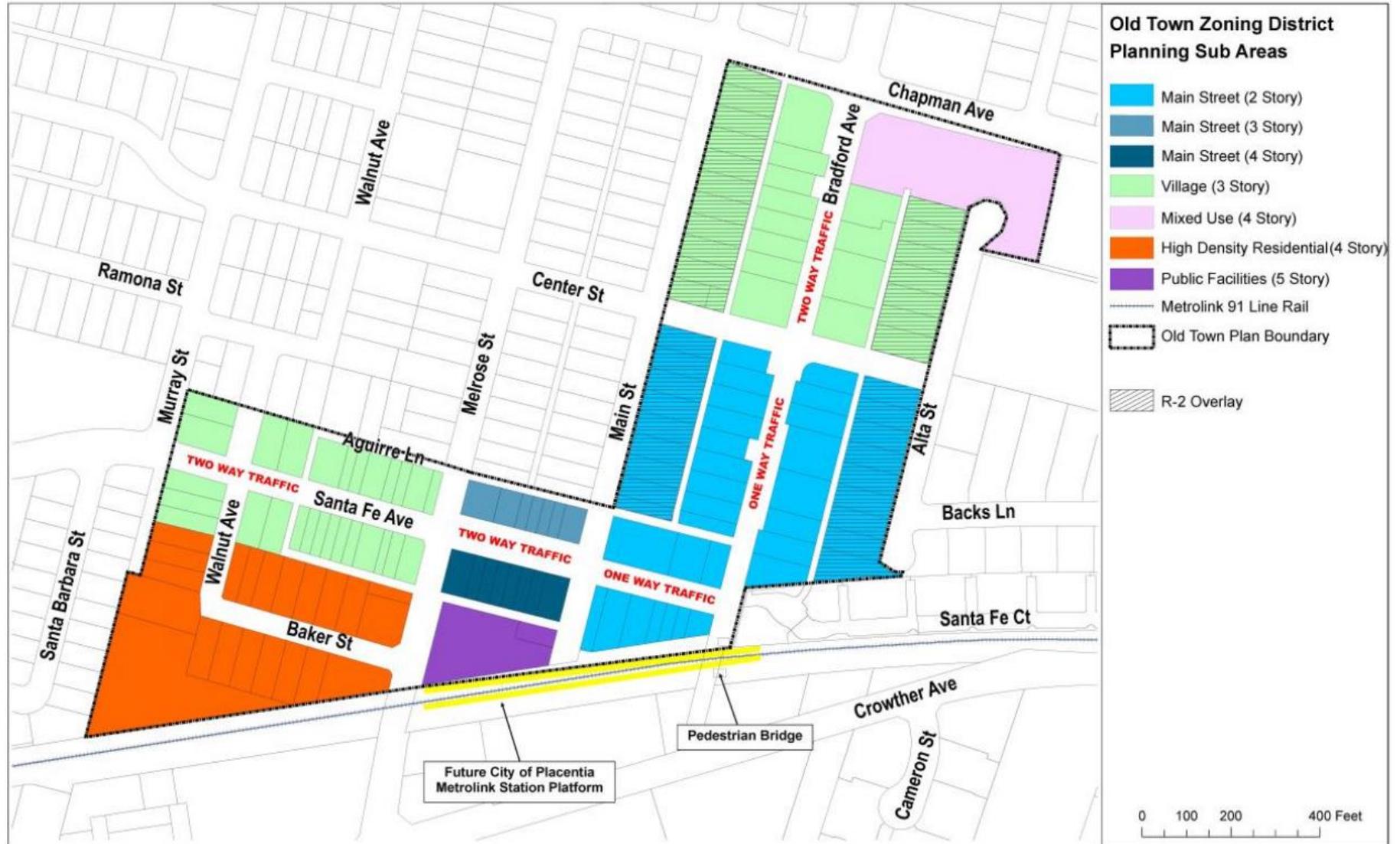


Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
<p>3. Spanish Colonial</p> <p>Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.</p>						<p>This style of architecture permitted only in high density residential subarea</p>



Figure 3-1: Old Town Zoning District Planning Subareas





Parking Requirements

Residential off-street parking standards are regulated by Chapter 23.78 of the Municipal Code and are summarized in Table 3-8. While these requirements are typical of other jurisdictions in the area, they can pose a constraint on the development of housing by increasing development cost and reducing achievable densities. In particular, the current requirement of two parking spaces for each unit in the R-3 (High Density Multi-family) district can act as a constraint on small units. To address this constraint, Program 1.17 in the Housing Plan includes a Code amendment to reduce the parking requirement for studio and 1-bedroom units in the R-3 district to one space.

Table 3-8: 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 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 1½ spaces 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 multi-family 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.

The off-street parking requirements for multi-family housing are the same regardless of unit size. To ensure that the City’s parking requirements do not pose future constraints on development of smaller units, the Housing Plan (Chapter 4) includes Program 1.17 to review and revise parking requirements to mitigate any identified constraints.

Density Bonus

In order to encourage the construction of affordable housing, State law established requirements for cities to allow increased density and other incentives when projects include affordable units. The City of Placentia has adopted a Density Bonus Ordinance (Chapter 23.23 of the Municipal Code) describing standards and procedures for providing density bonus upon request from the applicant. Recent



State legislation has modified density bonus requirements; therefore, Program 1.11 in the Housing Plan (Chapter 4) includes a commitment to process an amendment to City regulations for density bonus and incentives consistent with State law.

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.

Residential care facilities. Municipal Code Sec. 23.81.040 allows residential care facilities for 6 or fewer persons by-right in any single-family residence in an R-A, R-1 or R-2 zone. Residential care facilities provide 24-hour supervised non-medical care.

Group dwellings including residential care facilities for 7+ persons, nursing homes, rest homes, and other special needs facilities are permitted in residential and commercial districts subject to approval of a use permit.

Program HE-2.3 has been added to amend the Zoning Code to minimize constraints on housing for persons with disabilities by removing the use permit requirements for group dwellings including residential care facilities for 7+ persons in residential districts.

Placentia's Zoning Code allows group housing and residential care facilities for 7 or more persons, including nursing homes, intermediate care facilities and assisted care facilities, in the C-2 zone 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. One large residential care facility was proposed in recent years and received approval of a use permit.

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.



Definition of Family. The 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.” The Housing Plan (Chapter 4) includes Program 2.3 to process a Municipal Code amendment to revise this definition consistent with current law.

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

Program 2.3 in the Housing Plan includes a commitment to update City regulations related to persons with disabilities consistent with State law.

Reasonable Accommodation Procedures

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

Zoning Code Chapter 23.59 establishes the process by which persons with disabilities may request a reasonable accommodation and provides for administrative review and approval by the Director of Development Services. Any person with a disability may submit an application for reasonable accommodation to the director describing the accommodation requested, the provision of the Zoning Code, policy or procedure from which modification is being requested, the basis for the claim that the applicant is considered disabled under the Federal Fair Housing Amendments Act of 1988 or the California Fair Employment Housing Act; and an explanation of why the accommodation is reasonable and why the accommodation is necessary to afford the applicant an equal opportunity to use and enjoy a specific dwelling in the city. No fee is charged by the City for a reasonable accommodation application.

In the event that there is no approval sought other than the request for reasonable accommodation, notice of the reasonable accommodation application is mailed to the owners of adjacent properties. If the reasonable accommodation request is made in conjunction with some other approval, permit or entitlement, the notice is provided along with the notice of the other proceeding.

Within 5 days of submittal the director determines whether the application of complete and notifies the applicant if additional information is needed.

In making a determination about the reasonableness of a requested accommodation, the following factors are considered by the director:



- Whether the accommodation is reasonable considering the nature of the applicant’s disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;
- Whether the accommodation is necessary to afford the applicant equal opportunity to enjoy and use a specific dwelling;
- Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking;
- Whether the accommodation will create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated. The City of Placentia Municipal Code defines a public nuisance as, “any violation of the Placentia Municipal Code;”
- Whether the accommodation is reasonably feasible considering the physical attributes of the property and structures;
- Whether there are alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;
- Whether the requested accommodation would impose an undue financial or administrative burden on the city; and
- Whether the requested accommodation would constitute a fundamental alteration of the zoning or building laws, policies or procedures of the city.

Within 30 days of receiving a complete application the director must issue a decision on the application. Notice of the Director’s decision is provided in the same manner as for the original application and any person may make a request for a director’s hearing of the decision within 10 days of mailing of the notice of decision.

A decision regarding reasonable accommodation is subject to appeal to the Planning Commission or City Council. Program HE-2.3 has been added to the Housing Plan to remove appeal processes for Reasonable Accommodation requests that are approved, and limit denial appeals to only the applicant. The City Council shall make its own determination as to whether the proposed development meets the standards outlined in Section 23.75.040 of the Zoning Code and may approve, modify or disapprove the decision of the planning commission. Section 23.75.040 of the Zoning Code states that the Planning Commission shall approve a reasonable accommodation request if the following objective findings are met:

- It meets or exceeds the criteria established in Section 23.75.020 (Objective Development Standards); and
- There have been attached any other conditions necessary to prevent:



- (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or
- (B) injurious to the property or improvements within the neighborhood or within the city, and;
- The proposed development will be consistent with the latest adopted general plan; and
- Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

The Zoning Code outlines the review and decision process for requests for reasonable accommodation with clear requirements. The requirements for approval are objective and do not allow for subjective comments or design requirements as a condition of approval.

In making a determination about the reasonableness of a requested accommodation, the following consideration factors may allow for subjectivity:

- Whether the accommodation will create a substantial adverse impact on surrounding land uses; and
- Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking.

Because “adverse impact” is not defined, this finding may be considered subjective, which could be a constraint on persons with disabilities. Additionally, requiring findings based on real estate speculation can also be subjective. While no known constraint has been created in the past, Program HE-2.3 has been added to amend the Zoning Code in order to minimize constraints on housing for persons with disabilities. Besides these findings, the reasonable accommodation process is consistent with State law and assists persons with disabilities in improving their access to housing.

Emergency Shelters

Pursuant to State law, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters are 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.



As discussed in the analysis of homelessness in Chapter 2, in 2019 a 100-bed emergency shelter/navigation center opened in Placentia.

Municipal Code Section 23.47.130 allows emergency shelters by-right (i.e., without discretionary action) in the M – Manufacturing District subject to the following standards:

- (1) The facility shall conform to all property development standards of Chapter 23.47 “M” – Manufacturing District.
- (2) Maximum number of beds or persons to be served per night by a single shelter shall not exceed 30 persons at any one time.
- (3) The facility shall operate on a first-come, first serve basis with clients only permitted on-site between 5:00 p.m. and 8:00 a.m. A curfew of 10:00 p.m. or earlier shall be established and strictly enforced, and clients shall not be admitted after curfew. Clients shall vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.
- (4) The maximum stay at the facility shall not exceed 45 days within a 120-day period.
- (5) Emergency shelters shall be located at least 300 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line.
- (6) A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open and a minimum of 2 staff members shall be on-site when the facility is open.
- (7) Exterior lighting shall be provided for the entire outdoor and parking area of the property. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.
- (8) A waiting area shall be provided, which contains a minimum of 10 square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum 6-foot-tall, visually screening mature landscaping, or a minimum 6-foot-tall decorative masonry wall, and shall provide consideration for shade/rain provisions.
- (9) All facility improvements shall comply with the city of Placentia Municipal Code, and the most current adopted Building and Safety Codes.
- (10) A security and safety plan shall be provided for the review and approval of the city administrator or designee. The plan may be required to address additional security and safety needs, as identified by the city administrator or designee. The approved security and safety plan shall remain active throughout



the life of the facility. The plan shall contain provisions addressing the topical areas outlined below:

- (A) Sleeping areas addressing the separation of male/female sleeping areas, as well as any family areas within the facility.
 - (B) Loitering control with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
 - (C) Management of outdoor areas, including a system for daily admittance and discharge procedures and monitoring of waiting areas with goals to minimize disruption to nearby land uses.
 - (D) Alcohol and illegal drugs addressing how the operator(s) will control and regulate alcohol and illegal drug use by clients on the premises.
 - (E) The operator(s) shall provide the city with the most current contact information for the operator(s) of the facility during the normal daytime office business hours, and the nighttime contact information for the “person on duty” when the emergency shelter is operating.
 - (F) The operator(s) shall ensure proper compliance with all state laws pertaining to client residency and occupancy.
 - (G) Staff and Training. The plan shall describe the staffing plan and required staff training programs. Facility staff shall be trained in operating procedures, safety plans, and assisting clients with referral services. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under California Penal Code Section 290. The plan shall describe procedures for ensuring shelter staff meet these requirements.
 - (H) Facilities shall be maintained in good working order. Indoor and outdoor use areas shall be clean and orderly. Litter shall be removed in and around the facility in a timely manner and graffiti shall be removed within forty-eight (48) hours.
 - (I) A “good neighbor policy” shall be established whereby clients are instructed to be considerate of neighbors and refrain from behavior that is disruptive to the surrounding community. The operational plan shall include a written protocol for ongoing communications with the city and the surrounding neighborhood and businesses, and for responding to neighborhood complaints.
- (11) The facility may provide the following services in designated areas separate from sleeping areas:
- (A) A recreation area either inside or outside of the facility.
 - (B) A counseling center for job placement, education, health care, legal, or mental health services.



- (C) Laundry facilities to serve the number of clients at the facility.
- (D) Kitchen for the preparation of meals.
- (E) Dining hall.
- (F) Client storage area (i.e., for the overnight storage of bicycles and personal items).
- (G) Counseling programs to be provided with referrals to outside assistance agencies and provide an annual report to the city.
- (H) Or similar services geared to homeless clients.

(12) An emergency shelter facility shall provide off-street parking at a ratio of one (1) space per four (4) beds, and/or one-half (0.5) per bedroom designed as a family unit with children, plus one (1) per staff member, or shall submit a parking study, subject to the approval of the city administrator or designee, demonstrating the required parking demand justifies a reduced amount of off-street parking. Each facility is also encouraged to provide bike racks for clients in a secured area.

The current emergency shelter development standards and conditions are not fully compliant with Chapter 654, Statutes of 2022 (AB 2339) and will be amended to comply with State law.

Chapter 654, Statutes of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for shelters. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The M zones does not currently allow other residential uses. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all provisions of AB 2339.

The 2022 Orange County Point-In-Time homeless count estimates that there are approximately 198 individuals experiencing homelessness in Placentia. Of the total, 31 are unsheltered and 167 are sheltered. Unsheltered individuals lived in places not meant for human habitation, such parks, sidewalks, abandoned buildings, or makeshift shelters. Sheltered individuals lived in shelters such as cars, RVs, emergency shelters, supportive or transitional housing, and similar accommodations. With the existing 100-bed emergency shelter, the City estimates that the remaining emergency shelter need is approximately 50 to 150 beds, depending on the season.

The M District includes approximately 200 parcels encompassing several hundred acres and provides ample opportunities for additional shelters. Many of these parcels have existing buildings that could be adapted for shelter use. Typical parcel sizes are between 1 and 2 acres in size. The M District was selected due to its proximity to bus service along Orangethorpe Ave, the proximity of other services



and amenities (grocery stores, restaurants, parks, schools, etc.), and the proximity to areas of employment.

The M District is located in the southernmost part of the City, generally concentrated in two areas. The first area is in the southwest boundary of the City and surrounds the intersection of South Melrose Street and East Orangethorpe Avenue and borders the TOD zone. The single existing emergency shelter in the City is located in this area and is serviced by local public transportation. The second area is in the southeast boundary of the City and is bounded by East Orangethorpe Avenue, South Lakeview Avenue, South Jefferson Street, and the City's southern boundary. The M District in this area is adjacent to R-1 and R-3 zones to the north and the C-M zone to the east. Four local bus lines (OCTA Lines 30, 57, 71, 123 and 129) and one future Metrolink station service the areas and no parcel zoned Manufacturing is currently more than half a mile from a public transportation line.

Both areas have various services and amenities such as grocery stores, restaurants, parks, and schools no further than a half mile and many parcels are located adjacent to single-family residences and similar uses. Potential emergency shelter occupants are located within a short distance to services, amenities and public transportation with destinations throughout the City and the region. Section 65583 (B)(v) of the Government Code allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City's current Zoning Code prohibits emergency shelters on parcels within 300 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all proximity provisions of AB 2339.

To ensure that emergency shelter regulations comply with current State law, the City will amend the Zoning Code to ensure compliance with all provisions of AB 139 and 2339, including parking standards, updated definitions, zoning and all development standards, including spacing requirements. Program 1.4 includes annual review of current laws, including allowable separation requirements, and Code amendments will be processed as necessary.

Low Barrier Navigation Centers

In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones



permitting multi-family uses. Program 1.4 in the Housing Plan includes an amendment to City regulations consistent with this requirement.

Transitional Housing and Supportive Housing

California Government Code §65582 establishes the following definitions for transitional and supportive housing:

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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 persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The Zoning Code does not identify allowable locations, development standards or review procedures for transitional or supportive housing. State law requires that transitional and supportive housing be permitted as residential uses that are subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and nonresidential zones. Program 1.4 is included in the Housing Plan (Chapter 4) to update City regulations for transitional and supportive housing consistent with State law.

H.I.S. House currently operates a transitional living facility in Placentia. The facility, which consists of a single-family residence, was sold by the City as the successor housing agency to the non-profit and is deed restricted as affordable housing for a period of 55 years.

Agricultural Employee Housing

The Employee Housing Act (Health and Safety Code, §17021.5 and 17021.6) requires agricultural employee housing for six or fewer employees to be treated as



a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City Zoning Code does not include a definition of agricultural employee housing or regulations for agricultural employee housing. Program 1.4 is included in the Housing Plan to update City regulations for agricultural employee housing consistent with current law.

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.

The Zoning Code allows SROs with up to 30 units as a permitted use by-right in the R-3 (High Density Multiple Family) District. Larger SRO developments with more than 30 units require approval of a conditional use permit. SROs are also permitted in the C-2 (Community Commercial) District as part of a mixed-use development subject to a conditional use permit.

Manufactured Housing

City regulations for manufactured housing are established in Chapter 23.58 of the Municipal Code. “Manufactured home” or “manufactured housing” refers to housing units built in a factory in one or more sections and transported over the highways to a permanent occupancy site. Manufactured housing is permitted in any district where single-family homes are permitted subject only to site development approval, consistent with State law. Standards for manufactured housing include the following:

- Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.
- Each manufactured home shall be placed on a foundation system approved by the director of development services and the chief building official.
- The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than 12 inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.



- An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

Such homes require a Certificate of Compatibility from the Zoning Enforcement Official. The Zoning Code notes that this determination may only consider the roof overhang, roofing material, siding material, and roof design.

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide additional opportunities for affordable housing for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods.

City ADU regulations are set forth in Municipal Code Chapter 23.73 and were last amended in 2020 to address recent legislation. ADUs are permitted in any zone where residential uses are allowed consistent with State law. Program 1.19 is included in the Housing Plan (Chapter 4) to monitor ADU legislation and update City regulations as necessary to ensure conformance with State law. The program also identifies actions the City will take to encourage production of ADUs.

The Orange County Council of Governments (OCCOG) is currently preparing an “ADU Toolkit” that will be available to all jurisdictions in the county. As noted in Program 1.19 in the Housing Plan, the City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production.

Other Local Ordinances

Growth management. The City has no growth management requirements restricting the number of housing units that may be built.

Inclusionary housing. The City has no inclusionary housing requirements.

Short-term rentals. Municipal Code Chapter 6.45 establishes regulations regarding the short-term (i.e., less than 30 days) rental of residential property. Short-term rentals are permitted in all residential zones subject to obtaining a short-term rental permit and business license from the City.

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

In December, 2022, the City of Placentia adopted the current (2022) California Building Codes, which establish construction standards for all residential buildings,



and repealed all previous amendments. There are currently no local amendments of the adopted 2022 California Building Code. The codes are designed to protect the public health, safety and welfare of Placentia's residents. Code enforcement in the City is performed on a complaint basis.

Building codes are enforced through building permit plan check and inspection during construction.

Zoning Code Enforcement

Contained within the City's Police Department and staffed by Police Services Officers, the City's Zoning 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. Identification of violations is primarily complaint-based.

The Health, Wellness and Environmental Justice Element of the General Plan also addresses the issue of Code enforcement through the following policies:

HW/EJ 8.2. Focus code enforcement efforts in disadvantaged communities, to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowding, illegal home businesses, illegal garage conversions, graffiti, unpermitted plumbing and electrical, and lack of building and yard maintenance. At a minimum, conduct bi-monthly inspections and distribute information about protecting tenant rights, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Written outreach efforts should be translated into Spanish.

Policy HW/EJ 13.8. Continue to implement the City's Green Building Code and update as appropriate. Require newly-constructed or renovated City-owned and private buildings and structures to comply with the Green Building Ordinance. Encourage LEEDS certification for commercial, industrial and public projects.

Policy HW/EJ 15.6. Conduct City Council visits to disadvantaged neighborhoods to encourage discussion on items that affect the residents and businesses. Have Council accompanied by representatives from Police, Code Enforcement,



Development and Community Services, and other departments. Host an annual community walk with the Mayor and other Council members.

Planning and 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 are necessary ensure that development complies with applicable regulations and that adequate services and infrastructure are available to serve the development. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing; however, the City only charges fees that are required to ensure compliance with laws and regulations and protect public health and safety.

The City of Placentia charges the majority of environmental, planning and engineering fees on a fixed fee basis, with some fees deposit-based and ultimately charged on a time and materials basis. The City annually reviews its fees and used a third-party consultant in 2018 to conduct a cost allocation plan and fee study. An update to the fee study is currently (2022) underway. The development fees are a result of actual costs of providing the services and are reviewed annually based on staffing resources and related expenditures to provide services. 0 summarizes the total typical development fees for single-family and multi-family developments, based on projects recently constructed in the City.

In addition to impact fees for schools, parks, libraries and wastewater, the City requires an affordable housing impact fee for developments of five or more units. The fee ranges from approximately \$2,625 to \$5,250 per market-rate unit depending on project size.

Table 3-9: Typical Planning and Development Fee Comparison, Single Family and Multi-Family

Development Fee	Single-Family ¹	Multi-Family ²
Site/Development Plan Review (SPR/DPR)	\$1,896	\$511
Use permit (condo only)	\$7,215	n.a.
Tentative parcel map	\$5,511	n.a.
Tentative tract map	\$7,086	n.a.
Placentia-Linda School District fee	\$6,400	\$3,200
Park in-lieu fee (City)	\$4,978	\$3,628
County Sanitation District fee	\$4,081	\$2,399
County Library Fee	\$1,820	\$1,120
Affordable housing impact fee (City)	\$2,625 - \$5,250	\$2,625 - \$5,250
Total per unit	\$21,800-24,425	\$13,483-16,108

¹ Based on a 2,000-sq.ft. single-family house.

² Based on a 1,000-sq.ft. apartment in a 20-unit project.

Source: City of Placentia, 2021

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and



standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical 2,000 square foot single-family home on a 9,000 square foot lot can range from \$21,800 to \$24,425. The estimated total development and impact fees for a typical multi-unit residential project with 20 units averaging 1,000 square feet a unit can range from \$269,660 to \$322,160.

These estimates are illustrative in nature and actual costs are contingent upon unique circumstances of individual development project applications. Considering the cost of land in Placentia, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 5.7 percent to 6.9 percent of the direct cost of development for a single-family residential project and 3.2 percent to 3.6 percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

An estimate of planning and development fees for typical single and multi-family developments in nearby jurisdictions are provided below for reference:

1. Anaheim: Single-family unit (\$30,527 to \$32,887), Multi-family (\$13,735 to \$13,888 per unit)
2. Brea: Single-family unit (\$29,679), Multi-family (\$16,446 per unit)
3. Fullerton: Single-family unit (\$29,739), Multi-family (\$19,945 per unit)

Based on industry standards, the City's 2022 fee study, and a comparative analysis with other jurisdictions in the region, the City has determined that planning and development fees are standard, necessary, and do not pose a constraint on the development of housing at any income level.

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

Development Plan Review (DPR) Requirements

Multi-family developments of 5 or more units are subject to Development Plan Review (DPR) approval by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4,



SP-7 and SP-9 zones, and are subject to Planning Commission approval of a conditional use permit in the RPC zone.

Minimum standards for DPR approval are the following:

- (1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;
- (2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;
- (3) That the design, functional plan and exterior architecture of the proposed structure will not be at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;
- (4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;
- (5) That all of the provisions of this title are complied with;
- (6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
 - (A) Building, structures and improvements,
 - (B) Vehicular, ingress and egress and internal circulation,
 - (C) Setbacks,
 - (D) Height of buildings,
 - (E) Location of service facilities,
 - (F) Walls and fences,
 - (G) Landscaping,
 - (H) Police and fire protection;
- (7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;
- (8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter 23.90;
- (9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, screen deleterious uses, and in applicable



development projects, will incorporate xeriscape principles in accordance with the provisions of Chapter 23.77;

(10) That a solid masonry wall shall be provided around the perimeter of all sites proposed for development. Additionally, all residential lots shall be provided with a solid masonry wall along the rear and side property lines. All walls shall conform to the height regulations contained in Section 23.81.100. Wall requirements may be specified or waived in part or total by a majority vote of the total membership of the planning commission or city council;

(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter 23.78, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be a 10-foot landscape buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district. The evergreen trees shall be of a low-water consuming variety in accordance with the provisions of Chapter 23.77;

(13) That there shall be provisions for trash collection areas within 100 feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official.

Analysis of Development Review Procedures (DPR) Requirements

DPR requirements were analyzed to determine if potential constraints exist. Analysis of the minimum standards (1) one through (4) four do not provide objective metrics and could be considered as subjective standards. This could have the effect of reducing approval certainty and introduce a constraint to the development of housing.

To increase project approval certainty and mitigate potential constraints that may be introduced by standards (1) one through (4) four of the Development Review Procedures minimum standards, the City has added Program 1.6 (Development Processing System Review) to the Housing Plan. This Program is intended to introduce more objective requirements.

DRP applications are reviewed by the Planning Commission at a public hearing. Notice of the hearing is mailed or delivered at least ten days prior to the hearing to the owner of the subject real property or the owner's duly authorized agent, the project applicant, each local agency that provides facilities and services whose ability to provide those services may be significantly affected, and all owners of real property as shown on the latest equalized assessment roll that are within 300 feet of the exterior boundaries of the proposed project.

The planning commission shall approve the development application only if all of the following findings are made:

- (1) The project meets or exceeds the minimum standards listed above; and
- (2) There have been attached any other conditions necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the



city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

(3) The proposed development will be consistent with the latest adopted general plan; and

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

The decision of the Planning Commission may be appealed to the City Council by the project applicant, any interested person, or any City Council member within 10 calendar days. While the City Council has not disapproved a project due to an appeal from interested parties, the City acknowledges that this may delay the DPR. The City Council can only deviate from the Planning Commission's decision if they make a determination that the proposed development meets the standards outlined above.

The City has added Program 1.6 (Development Processing System Review) to the Housing Plan to establish an objective review procedures and findings. Once the amendments to the DPR minimum standards are adopted, interested persons or City Council members will not be able to appeal based on the existing subjective standards. These amendments will mitigate any potential constraints that appeals may pose to the development of housing. 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 typically take between 2 and 4 months for total entitlement and permit processing. Table 3-10 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.

The amount of time between a project's approval and submittal of an application for building permits varies, depending upon a variety of factors and is controlled by a project applicant. While the City makes every effort to streamline permitting processes, an applicant's individual circumstances. The factors may include:

- Funding and Financing
- Seasonal factors
- Size of project
- Type of Construction
- Lease, Contractual considerations
- Engineering
- Design and Architectural considerations

Typical timelines range from a few days to a few weeks. If a project is small and uncomplicated, timelines will average a few days. For larger-scale, highly specialized construction, timelines between entitlements and building permits can range from a few weeks to one year for more complex projects.



Overall, the average time between entitlements and building permit submittal ranges from one week to two months. The City views the longer time period as typical for larger, more complex projects. The City does not see these average timelines as a hinderance to the construction of housing. In most all cases, the timeline from receiving approval to submitting for building permits is solely dictated by the project applicant and not constrained by any requirements placed upon the applicant by the City.

While these development review requirements and procedures have not had a significant adverse impact on the cost and supply of housing in Placentia, Program 1.6 in the Housing Plan includes ongoing review of existing procedures to determine if they create an unwarranted constraint to housing development, particularly for affordable housing. Pursuant to this program, in 2017 the City adopted Old Town Development Standards including a sub-area allowing high-density housing by-right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre. The City will continue to monitor processing procedures and timelines and modify them as necessary to encourage affordable housing development.

Table 3-10: 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
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, 2021



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. While the following hazards may impact future development of residential units in the city, they do not preclude development commensurate with the City's assigned share of regional housing needs.

1. 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.

2. 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.



3. 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.

4. 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 SR-57 and SR-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.

5. 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.

6. 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 Placentia Fire and Life Safety Department provides fire protection services to Placentia. There are two fire stations located within the City limits.

7. 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 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. The Orange County Transportation Authority also constructed several grade separation projects within the City, which further diminish the noise impacts of train traffic.

8. Other Known Environmental Factors

All candidate sites were analyzed for environmental constraints analyzed above as well as any known conditions that preclude or significantly impact development in the planning period. Examples of other known conditions include shape, size, access, property conditions, easements, contamination, and airport compatibility. The only factor that may impact the development of sites identified for moderate and above-moderate income households is parcel size. To address and mitigate this issue, the City has added **Program HE-1.18: Encourage and Facilitate Lot Consolidation** to encourage and facilitate lot consolidations of vacant and underutilized lots to create larger building sites for residential development.

Based on this analysis, the City determined that all candidate sites can feasibly develop housing due to the numerous commitments the City has made in the Housing Plan and do not experience any other known environmental constraints.

Infrastructure

Upon adoption of the Housing Element, the City distributed a copy to its water service providers. Both the Yorba Linda Water District and the Golden State Water Company have granted priority for service allocations to proposed developments that include housing units affordable to lower-income households in the City of



Placentia. The City maintains and operates the local sanitary sewer collection system and per State law, Placentia complies with the requirement under Government Code Section 65589.7 granting priority for service allocations to proposed developments that include housing units affordable to lower-income households in the City.

1. Sewer

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. 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. Current and projected infrastructure capacity is adequate to serve projected housing development during the planning period.

2. Water

The City of Placentia is served by the Yorba Linda Water District and the Golden State Water Company. According to Urban Water Management Plans, water supply is expected to be sufficient to accommodate projected housing development during the planning period.

3. Dry Utilities

Residential utilities such as electricity, telephone and internet service are available in all residential areas of the city. Current and projected infrastructure capacity is adequate to serve projected housing development during the planning period.

On- and Off-Site Improvements

On- and off-site improvements may be required in conjunction with future housing 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. Table 3-11 summarizes the City's standards for roadway and right-of-way widths.



Table 3-11: Street Widths

Streets	Right-of-Way Width (in feet)	Pavement Width Curb Face to Curb Face (in feet)	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
Minor residential street - looped 800 feet or less	56	36	N/A
Minor residential street - cul-de-sac, 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 are 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 are required on major, primary, and secondary streets in accordance with the City’s Municipal Code. Trees are 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.

3.3 Non-Governmental Constraints

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 cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Placentia are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a higher pace than the general rate of inflation recently according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$150 per square foot or more depending on quality and building type.

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.

The City is not aware of any local constraints to the availability or cost of residential financing. While mortgage underwriting standards appear to have become stricter in the wake of the mortgage crisis during the Great Recession, interest rates are at historic low levels resulting in lower mortgage costs for well-qualified borrowers.

Numerous lending institutions are active in the northern Orange County area where Placentia is located. While interest rates are very low, the significant increase in housing prices in the past few years poses a major barrier to low- and moderate-income homebuyers.

Other Non-Governmental Constraints

Some neighborhoods in the city are located within a homeowners' association and are subject to conditions, covenants and restrictions ("CC&Rs") that could add time and complexity to the residential development process, such as through private design review requirements.

In recent years there have been no requests to develop residential projects at significantly lower densities lower than allowed by zoning regulations, and no significant delays between the approval of entitlements and building permit applications have been noted.



Chapter 4: Housing Plan

This section describes Placentia’s goals, policies, programs, and objectives for the 2021-2029 Planning Period related to the preservation, improvement and development of housing in the City. These policies and 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 is on actions enabling the City to increase and maintain housing opportunities affordable to extremely-low-, very-low-, low- and moderate-income households.

4.1 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 and Mobile Homes

The City of Placentia recognizes the importance of existing manufactured housing and mobile homes as a source of affordable housing for the City’s residents. The City shall continue to support the maintenance and improvement of the City’s existing mobile home parks through rehabilitation grants, if available. In addition, mobile home parks are zoned “MHP” and a zone change would be required to convert these parks to other uses, which incentivizes their preservation.



Objective:	Preserve existing mobile home parks and manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Annually Monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. In 2022, staff reviewed the use of manufactured housing and continues to encourage manufactured housing use through contacting distributors for information and meeting with manufacturers and developers who specialize in this housing.

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 will conduct annual outreach with developers to identify development opportunities, with an emphasis on sites near transportation, employment and services. The City, through a sustainability grant provided by the Southern California Association of Governments, adopted a transit-oriented development (TOD) zone south of the future Metrolink station which allows densities up to 95 du/acre. The TOD provides for residential uses in proximity to the transit station as well as entertainment, retail and office spaces. The development regulations for the TOD area 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-1.15: Transit-Oriented Development. The City will further expand opportunities for housing near high-quality public transportation by expanding the TOD zone (see Program 1.8).

Objective:	Encourage new housing in proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will conduct annual outreach with developers to identify development opportunities, with an emphasis on sites near transportation, employment and services.



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

Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis. 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. The City will conduct annual outreach and consultation with developers to identify development opportunities.

Objective:	Increase use of county, state and federal funds
Responsible Agency:	Development Services
Funding Source:	County, state and federal programs
Implementation Schedule:	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise. The City will conduct annual outreach with developers to identify development opportunities.

Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing

Emergency shelters. To address the needs of homeless persons, the City purchased a property at 731 S. Melrose Street and constructed a 100-bed homeless shelter, which opened in March 2020. The City will continue to encourage these types of housing opportunities. To ensure compliance with recent changes to State law (AB 2339), Code amendments will be processed by June 2024 to revise emergency shelter standards.

Chapter 654, Statutes of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The City will amend the Zoning Code to allow other residential uses in the Manufacturing (M) District.

With the existing 100-bed emergency shelter, the City estimates that the remaining emergency shelter need is approximately 50 to 150 beds, depending on the season. The M District includes approximately 200 parcels encompassing several hundred acres and provides ample opportunities for additional shelters. Many of these parcels have existing



buildings that could be adapted for shelter use. Typical parcel sizes are between 1 and 2 acres in size.

AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City's current Zoning Code prohibits emergency shelters on parcels within 300 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all proximity provisions of AB 2339.

The current emergency shelter development standards and conditions are not fully compliant with Chapter 654, Statutes of 2022 (AB 2339) and will be amended to comply with State law.

The City will amend the Zoning Code to ensure compliance with all provisions of AB 2339, including definitions, parking standards, zoning and all development standards, including spacing requirements.

Low barrier navigation centers. In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of *low barrier navigation centers*, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. A Code amendment will be processed by June 2024 to update City regulations consistent with this requirement.

Transitional and supportive housing. California Government Code Sec. 65582 establishes the following definitions for transitional and supportive housing:

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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 persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

State law requires that transitional and supportive housing be permitted as residential uses that are subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and nonresidential zones. The City will update regulations for transitional and supportive housing consistent with State law by June 2024.

Agricultural employee housing. California Health & Safety Code Sec. 17021.5 requires agricultural employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires agricultural employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City will amend zoning regulations for agricultural employee housing by June 2024 consistent with these provisions of State law.

Objective:	Encourage the provision of emergency shelters, low barrier navigation centers, transitional and supportive housing and agricultural employee housing consistent with State law
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	Code amendments by June 2024

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. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development. The City will review available infrastructure grant funding annually and apply for grants when the City is eligible.

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 continue to 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 and mitigate subjective findings for extremely-low-, very-low-, low- and moderate-income housing developments. In 2017 the City adopted Old Town Development Standards including a sub-area allowing high-density housing by-right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre. The City shall monitor processing timelines and modify as needed to further encourage affordable housing development.

The City will also prepare written SB 35 review procedures and objective standards to minimize constraints on housing supply and affordability for eligible projects. Consistent with new transparency laws, zoning, development standards and fees will continue to be posted on the City website.

Objective:	Minimize development review/processing time
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Prepare SB 35 procedures and amend the Municipal Code to mitigate subjective findings in the DPR by October 2024. Continue to post zoning, development standards and fees on the City website. 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 and ongoing update of inventory

Program HE-1.8: Adequate Sites for Housing Development

Through the Regional Housing Needs Assessment (RHNA) process, the City has been assigned a total housing need of 4,398 dwelling units during the 2021-2029 timeframe. The sites analysis (Appendix B) determined that there is currently a shortfall of potential lower-income and above moderate-income housing capacity compared to the City’s identified need.

To ensure the availability of adequate sites to accommodate this assigned need, the City shall identify and rezone at least 14 acres and potentially up to 28 acres of land with allowable densities from 30 to 95 units/acre to accommodate the shortfall of lower-income and above moderate-income sites compared to the RHNA allocation as identified in Appendix B.

The existing TOD area is proposed to be expanded to the west, creating capacity for more than 1,100 multi-family units. This area is currently zoned Manufacturing and encompasses approximately 14 acres. The potential capacity for this TOD expansion area assumes an allowable density of 95 units/acre and an average yield of 82 units/acre based on recently approved projects in the existing TOD area.

The R-3 zoning district previously allowed a maximum density of 25 units/acre but was amended in December 2022 to allow a maximum density of 30 units/acre. While all properties in the R-3 district allow up to 30 du/acre, only the most likely sites for development are listed in Table B-5 and B-6. With a conservative 10% reduction from the proposed allowable density of 30 units/acre, these parcels would have a total capacity of approximately 342 units, an increase of 61 potential units compared to the estimated capacity under current regulations.



Rezoned sites shall comply with the requirements of Government Code §65583.2(h) and (i).

The City shall encourage the development of housing through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives. The City will conduct annual outreach and consultation with developers to identify development opportunities. The City will also provide incentives for lot consolidation (see Program HE 1.18).

For any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code §65583.2(c),

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code §65583.2(g)(3). Replacement requirements shall be consistent with those set forth in §65915(c)(3).

The City will monitor housing development citywide on an ongoing basis to ensure that the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling its RHNA requirement for the planning period. Should a project be approved on a site with a lower density than that identified in the Sites Inventory, the City will assess its continued ability to accommodate the RHNA within six months. Should the project result in a shortfall in sites, the City will address the “no net loss” requirements by identifying additional sites to replenish the Sites Inventory within six months in accordance with State law.

To facilitate housing development, zoning regulations, development standards and fees will be posted on the City website, and the City will establish written procedures for streamlined review consistent with Government Code §65913.4.

Objective:	Rezone sufficient land with appropriate densities to accommodate the RHNA allocation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	R-3 rezone completed in December 2022 and TOD Expansion completed in February 2024; Should a project be approved on a site



	with a lower density than that identified in the Sites Inventory, the City will assess its continued ability to accommodate the RHNA within six months and if the project should result in a shortfall in sites, the City will address the “no net loss” requirements by identifying additional sites to replenish the Sites Inventory within six months in accordance with State law.
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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:	Completed. Forms have been developed to gain the information at the time a building permit is issued.

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 Area Median 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-room-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. The completion and occupancy of 49 very-low-income units in 2020 (the Veteran's Village development) was an example of the successful implementation of this program in the previous planning period. The City will continue to review other incentive programs and pursue partnerships with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.



Objective:	Over 616 ELI units
Responsible Agency:	Development Services
Funding Source:	General Fund//HOME/CDBG/LIHTC
Implementation Schedule:	Annual consultation with affordable housing developers, or as development opportunities arise

Program HE-1.11: Density Bonus Ordinance

The City of Placentia 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 ensure that City regulations are consistent with recent changes to State law, the City will process an amendment to the ordinance in 2022. 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:	Update the Density Bonus Ordinance consistent with State law
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment by December 2023

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. In 2020 the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City shall continue to encourage the development of a wide range of housing choices for seniors through incentives (e.g., financial assistance, parking reductions, regulatory waivers). 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, The City will conduct annual outreach with developers to identify development opportunities for housing for senior households through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.



Program HE-1.13: Development of Housing for Larger Families

The City recognizes that providing appropriately-sized housing units for large families is important to improving livability, reducing instances of overcrowding and minimizing deferred maintenance issues. The City shall encourage incorporation of units with 3 or more bedrooms 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 3+ bedrooms
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing, The City will conduct annual outreach with developers to identify development opportunities for housing for large family households through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.

Program HE-1.14: Housing for Persons with Special Needs

Housing to accommodate persons and families with special needs is a high priority for Placentia. In 2018 the City approved the Veteran’s Village development with 49 very-low-income units for veterans who are homeless or at risk of homelessness. The project also provides services such as vocational training, mental health counseling, job placement, etc. The City shall continue to 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, including persons with developmental disabilities, through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards. The City will conduct annual outreach and consultation with developers to identify development opportunities.

Objective:	Increased availability of housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Monitor funding opportunities annually; ongoing. The City will conduct annual outreach with developers to identify development opportunities for housing for special needs households, including persons



	with developmental disabilities, through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.
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Program HE-1.15: Transit-Oriented Development

Transit-Oriented Development (TOD) is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, in 2017 the City Council adopted the TOD Packing House zoning district, which allows densities up to 95 du/acre near the future Metrolink Station. Since then, 633 multi-family units have been entitled in the TOD District. Also in 2017, the Old Town Zoning District was adopted, which includes a sub-area allowing high-density housing by-right up to 65 units per acre. The City continues to work with developers on TOD opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City-owned property as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers. (see also Programs 1.2 and 1.8). To expand housing opportunities, an amendment to the TOD zone will processed to extend the district as described in Program 1.8 and Appendix B. As candidate and non-candidate sites develop, the City will continue to monitor development trends and if residential development is not occurring as anticipated, the City will adjust development assumptions or propose residential requirements in all Old Town subareas, similar to the TOD Zone.

The City will continue to track development and if 25 percent of the City’s RHNA is not permitted, completed, or entitled by December 2025, the City will adjust development assumptions and will identify additional suitable sites by December 2026. If 50 percent of the City’s RHNA is not permitted, completed, or entitled by June 2027, the City will adjust development assumptions and will identify additional suitable sites by December 2027.

Objective:	Encourage transit-oriented development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing; Ongoing RHNA progress reviews with adjusts in December 2025 and June 2027 (as needed); TOD



	zone boundaries expanded in February 2024.
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Program HE-1.16: Single-Room Occupancy (SROs)

Single-room-occupancy developments (SROs) 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 SROs. The Zoning Code allows SRO developments in the R-3 and C-2 districts. The City will continue to encourage development of SROs through a variety of methods including financial assistance, density bonus, and regulatory concessions.

Objective:	Facilitate development of SROs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing, The City will conduct annual outreach with developers to identify development opportunities for SROs through activities such as financial assistance, density bonus, regulatory concessions, expedited processing and flexibility in development standards.

Program HE-1.17: Residential Parking Requirements

The City’s greatest potential for affordable housing development exists in the area near the Metrolink station. As part of the new TOD zone for this area, the City adopted parking standards based on the realistic demand and opportunities for shared parking in TOD and mixed-use developments, especially new housing units affordable to lower- and moderate-income households. The City will also initiate an amendment to the Code to reduce multi-family parking standards for small (i.e., studio or 1-bedroom) units in the R-3 district to one covered space per unit (garage or carport) to reduce this potential constraint.

Objective:	Revise existing multi-family parking standards in the R-3 district
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment by October 2023

Program HE-1.18: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate consolidation of vacant and underutilized lots to create larger building sites for residential development through a lot consolidation density incentive that allows a 5% density increase when parcels totaling at least 0.5 acre are



consolidated, and a 10% density increase when parcels totaling at least 1.0 acre are consolidated. This incentive program will be publicized 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
Implementation Schedule:	Code amendment by December 2023

Program HE-1.19: Accessory Dwelling Units

Accessory dwelling units (also known as ADUs, JADUs, second units or granny flats) can help to address a portion of the city’s housing needs, particularly for small lower-income households. City ADU regulations were updated in 2020 consistent with State law. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law.

The Orange County Council of Governments (OCCOG) is currently preparing an “ADU Toolkit” that will be available to all jurisdictions in the county. The City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools.

The City is working with OCCOG to prepare free, pre-approved ADU plans. The City will have three conceptual ADU design plans and at least one ADU plan with all the construction details that residents can utilize. By providing pre-approved plans, the City will streamline the approval process and encourage more people to consider adding an ADU to their property. The City anticipates a significant uptick in ADU applications and permits once the plans are available as they will reduce the cost and time required to develop ADUs.

The City will support and accommodate the construction of at least 56 ADUs during the 6th Cycle planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period and will accomplish this by a variety of methods, including but not limited to:

- Annually pursuing funding to adopt permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty.



- Developing an ADU Manual guiding applicants through the construction of an ADU by December 2024.
- Developing an ADU webpage informing the community on ADU related codes, processes, and incentives December 2024.
- Developing and implementing a public awareness campaign for construction of ADUs and the City’s incentives utilizing all forms of media and outreach distribution December 2024.
- Establishing incentives for ADUs, with an emphasis on affordable ADUs by December 2024.

The City will establish and maintain an ADU monitoring program during the planning period that tracks ADU development every other year, including affordability levels and deed-restricted affordable units. The City will also conduct reviews of ADU development during the 2021-2029 planning period to evaluate if production of ADU’s in the City is trending to achieve production estimates, beginning in January 2025. Should ADU development not occur at a rate consistent with assumptions of the 2021-2029 Housing Element, the City will, within six months, review and identify implementable programs to further encourage ADU production. The City may conduct additional rezoning activity, as deemed appropriate, if evaluations determine rezones will encourage increased ADU production.

Objective:	Encourage ADU production
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Monitor and pursue ADU funding opportunities annually; review and update ADU regulations annually; Evaluate if the City is achieving its production estimates, beginning in January 2025, should ADU development not occur at a rate consistent with assumptions of the 2021-2029 Housing Element, the City will, within six months; Develop an ADU Manual, webpage, public awareness campaign, and ADU incentives by December 2024.

Program HE-1.20: Annual Review of Site Requirements

The City reviewed development standards such as yard requirements, lot coverage and size, lot size, and building height limits and found that they have not to constrained developments in the City. However, in order to identify potential constraints to development, the City will review its



Building and Planning site requirements annually to identify potential constraints to development and make necessary changes if constraints are identified that preclude property owners from developing at the maximum stories and density permitted in their respective zoning.

The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025.

Objective:	Mitigate potential constraints caused by development standard requirements
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025.

Program HE-1.21: Missing Middle Housing

The City of Placentia is committed to facilitating and encouraging an increase in supply and variety of housing types, specifically smaller housing types that are affordable by design and do not require subsidies or funding sources. The Zoning Code currently allows a variety of small housing and unit types such as ADU/JADUs, SROs, farmworker housing, second units, and manufactured homes. Though these uses are allowed, not all are allowed by-right and may require a conditional use permit or some other discretionary review. The City will review, evaluate, and update the Zoning Code to allow smaller housing and unit types by-right where appropriate. The City will explore the addition of other small housing types to address missing middle housing and encourage the development of smaller, naturally occurring affordable housing types with an emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs).

The City shall further intensify and increase housing choices and affordability in relatively higher opportunity and income and lower density areas. The City will continue to track development and if 50 percent of the City’s RHNA is not permitted, completed, or entitled by December 2026, the City will adjust development assumptions, identify additional suitable sites, and consider increasing baseline density in lower density zones to facilitate increased development. The City will consider increasing development intensity in single family zones within the following year to achieve more inclusive neighborhoods throughout City.



Objective:	Mitigate potential constraints caused by development standard requirements
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will review, evaluate, and update the Zoning Code to allow smaller housing and unit types by-right where appropriate by December 2026.

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 Regional and Local Fair Housing Efforts

The City will continue to disseminate information regarding fair housing in a variety of locations including City Hall, the City website and the library, and conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings. The City will continue to seek funding to support the Fair Housing Council of Orange County (FHCOC), which 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. The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords.

Objective:	Affirmatively further fair housing activities
Responsible Agency:	Development Services
Funding Source:	General Fund; grants if available
Implementation Schedule:	Annual fair housing outreach; Ongoing; The City will conduct continuous annual outreach with to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.



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.

Continue to coordinate with the OC Housing Authority. Target voucher participation in highest resource /opportunity areas, higher income areas, and RCAs. Aim to increase vouchers awarded by 10% during the planning period, as funding and capacity allows. Target 20% of new vouchers in highest opportunity or resource areas. Recruit at least 5 landlords to become a participating voucher property within the planning period.

Objective:	Provide information regarding housing assistance
Responsible Agency:	Orange County Housing Authority
Funding Source:	HUD
Implementation Schedule:	Ongoing

Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities

The City will continue to implement the Reasonable Accommodation Ordinance, which provides relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. The City will review and revise its Municipal Code to be compliant with State law regarding reasonable accommodation procedures and group homes. Specifically, the City will revise their code to address the existing approval findings that reasonable accommodation requests will not, “create substantial adverse impact on surrounding land uses,” and “Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking,” as potential constraints to persons with disabilities. The City will also remove appeal processes for Reasonable Accommodation requests that are approved, and limit denial appeals to only the applicant. Revisions will establish objective requirements for reasonable accommodation to promote approval certainty. The City will revise their code to address the existing CUP requirement as constraint to permit group homes for seven or more persons. Revisions will establish objective requirements for group homes of seven or more people to promote approval certainty. The City will also provide information online and at City Hall on reasonable accommodations with respect to zoning, permit processing, and building laws .In addition, a Zoning Ordinance amendment will be processed in 2022 to update the definition of “family” consistent with State law.



Objective:	Minimize regulatory constraints on housing for persons with disabilities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendments by December 2023

Program HE-2.4: Comprehensive Housing Resource Directory

The City of Placentia will continue to coordinate with the County of Orange to publicize the County’s Comprehensive Housing Resource Directory, which will be made 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:	Ongoing

Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing

The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City’s website and in City Hall and other public buildings.

Pursuant to Government Code §8899.50(b), the City will continue to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and will take no action that is materially inconsistent with its obligation to affirmatively further fair housing. In addition, the City will:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County of Orange and the Fair Housing Council of Orange County to seek additional funding to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan, with the 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.

- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City’s website, and support the FHCOC in providing fair housing information to residents and training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Additionally, the City will commit to the following actions:

- Review future policies and programs for potential restrictive practices that would limit diversity in the RCAAs.
- Affirmative marketing to increase diversity within the RCAAs.
- Establish specific incentives for the development of affordable units in RCAAs and high opportunity areas (including, but not limited to, permit streamlining and reduced fees).
- Aspire to integrate 50 households into existing RCAAs. Prevent non-RCAA areas from becoming RCAAs.

Objective:	Affirmatively Furthering Fair Housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing; Establish AFFH marketing program by December 2024.

Program HE-2.6: Affirmatively Further Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions during the planning period in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law. Appendix D of the Housing Element contains the City’s complete AFFH analysis. Concrete actions to address fair housing issues are contained throughout the City’s policy program but Program HE-2.6 aims to capture all of these policies and actions.



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
Housing Mobility			
Availability of Affordable Housing	Disseminate information on the City’s website and conduct community outreach meeting with local stakeholders and affordable housing developers to promote affordable housing development throughout the city and discuss other City-incentives to create affordable housing.	City-wide with emphasis on development in highest resource/ opportunity areas, higher income areas, and RCAAs	<p>Medium Conduct workshop with development community every 12 months beginning in August 2024 with Mid-Cycle review of progress; if changes are deemed necessary, implement within 12 months of review.</p> <p>Metrics: Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of residents counseled through the Fair Housing Council of OC by 5% annually.</p> <p>First workshop by October 2024, mid-cycle review by October 2025, and revisions, if necessary, by October 2026.</p> <p>Reach at least 20 developers and target 100 residents during the planning period.</p>
	Conduct marketing to increase participation with the Housing Choice Voucher Program.	City-wide with emphasis on highest resource/ opportunity areas, higher income areas, and RCAAs	<p>Medium Continue to refer residents to the OC Housing Authority which awards vouchers to eligible applicants on an ongoing basis</p> <p>Metrics: Continue to coordinate with the OC Housing Authority. Target voucher participation in highest</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			<p>resource /opportunity areas, higher income areas, and RCAAs. Aim to increase vouchers awarded by 10% during the planning period, as funding and capacity allows.</p> <p>Target 20% of new vouchers in highest opportunity or resource areas.</p> <p>Recruit at least 5 landlords to become a participating voucher property within the planning period</p>
	<p>Collaborate with developers to develop a mechanism to develop affordable housing in highest-opportunity areas.</p>	<p>Highest-opportunity areas</p> <p>Figure D-15 indicates that the eastern parts and northern borders of the City, including Racially Concentrated Areas of Affluence (RCAAs), are least affordable. The City will place priority on these areas while also addressing affordability issues throughout the City.</p>	<p>High</p> <p>Maintain and update candidate sites list and annually provide opportunities to relevant agencies and organizations. Offer collaboration and assistance.</p> <p>Metrics: Update candidate sites list annually at time of APR</p> <p>Assist or provide information to at least 5 developers annually</p> <p>Facilitate the development of affordable units and ADUs in RCAAs by establishing incentives for affordable developments in RCAA and high opportunity areas by March 31, 2025.</p>
	<p>Figure D-15 shows that there are three census tract areas that have Racially Concentrated Areas of Affluence (RCAAs) in the Eastern</p>	<p>Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)</p>	<p>Medium</p> <p>To address access to opportunity, the City will conduct the following specific actions: Annually review existing</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	<p>and Northern parts of the City.</p> <p>RCAAs may represent a public policy issue to the extent that they may have been created or maintained through exclusionary and discriminatory land use and development practices. To integrate and disband RCAAs, the City will:</p> <ol style="list-style-type: none"> 1. Review future policies and programs for potential restrictive practices that would limit diversity in RCAAs. 2. Conduct Affirmative marketing to increase diversity within the RCAA. This may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship. 3. Establish specific incentives for the development of affordable units in the RCAA and high opportunity areas (including, but not limited to, permit streamlining and reduced fees). 		<p>policies and programs for potential restrictive practices that would limit diversity within the RCAA. If restrictive practices are identified, address prior to adoption of the new policies and programs or within six months for existing policies and programs. Conduct affirmative marketing to increase diversity within the RCAAs every two years. Conduct a biennial survey of affordable units to identify how households find affordable units within the City. Establish incentives for affordable developments (including ADUs and JADUs) in RCAA and high opportunity areas by March 31, 2025.</p> <p>Establish specific incentives for the development of affordable units the RCAAs and high opportunity areas by June 2025.</p> <p>Facilitate the development of 25 ADUs in highest resource/opportunity areas, higher income areas, and RCAAs.</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
Housing Choices and Affordability in Areas of Opportunity			
Racially Concentrated Areas of Affluence	<p>Figure 3-16 indicates that the eastern parts of the City are designated as Racially Concentrated Areas of Affluence (RCAAs). RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices</p> <p>To address access to opportunity, the City will conduct the following specific actions:</p> <ul style="list-style-type: none"> • Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAAs. • Conduct marketing to increase participation with the Housing Choice Voucher Program. 	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	<p>Medium</p> <p>To address access to opportunity, the City will conduct the following specific actions:</p> <ul style="list-style-type: none"> • If restrictive practices are identified, address prior to adoption of the new policies and programs or within 6 months for existing policies and programs. • Conduct marketing to increase diversity within the RCAAs every 24 months beginning in August 2024. <p>Metrics:</p> <p>Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAAs and highest-opportunity areas and if restrictive practices are identified, address within 6 months, as necessary</p> <p>In partnership with the Fair Housing Council of OC, distribute materials targeting RCAAs and highest resource areas. Continue to evaluate effectiveness of policies and update as necessary.</p> <p>Reach at least 100 residents during the planning period.</p> <p>Facilitate the development of affordable units in RCAAs.</p>
Housing Choice	Review zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence	<p>High</p> <p>On-going, with annual review and adjustment within 12 months, if adjustments are required</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	affordability (e.g., duplex, triplex, multifamily, ADU, transitional and supportive housing, group homes) in high opportunity areas.	(RCAAs)	<p>and applicable</p> <p>Metrics: Update candidate sites list annually at time of APR</p> <p>Continue to improve and streamline ADU procedures to reduce cost and time – review annually and update as necessary to comply with updates to state law – if ADU production is not 12.5% of total assumption yearly, City will provide additional incentives to further encourage ADU development</p> <p>The City will support and accommodate the construction of at least 56 ADUs during the 6th Cycle planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period and will accomplish this by a variety of methods, including but not limited to:</p> <ul style="list-style-type: none"> • Annually pursuing funding to adopt permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty. • Developing an ADU Manual guiding applicants through



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			<p>the construction of an ADU by December 2024.</p> <ul style="list-style-type: none"> • Developing an ADU webpage informing the community on ADU related codes, processes, and incentives December 2024. • Developing and implementing a public awareness campaign for construction of ADUs and the City's incentives utilizing all forms of media and outreach distribution December 2024. • Establishing incentives for ADUs, with an emphasis on affordable ADUs by December 2024. <p>Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.</p>
	<p>Research and establish homesharing program(s) and/or policies. Coordinate with local organizations to assist with matching tenants with existing homeowners. The City will assist with outreach and facilitate annual presentations, as well as conduct outreach to eligible and potential homeowners.</p>		<p>Medium</p> <p>Research and establish homesharing program(s) by January 31, 2025. Annually coordinate with relevant organizations and homeowners and facilitate presentations annually.</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
City-owned Properties	Explore innovative re-use of public assembly land and City-owned land for affordable housing. The City will maintain compliance with the Surplus Land Act throughout the 2021-2029 Housing Element period. The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites. The City will conduct an annual review of applicable legislation and promote program and funding incentives available for the development of affordable housing units on City-owned sites.	Citwide with emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	<p>Medium</p> <p>On-going with annual reporting and milestone compliance as required by State Law</p> <p>The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites on an ongoing basis. The City will conduct an annual review of applicable legislation and promote program and funding incentives available for the development of affordable housing units on City-owned sites.</p> <p>Facilitate the development of at least 30 units on publicly-owned properties, with an emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs).</p>
Access to Opportunity	Ensure equal access to housing for persons with Protected characteristics, who are disproportionately likely to be lower- income and to experience homelessness; Expand access to opportunity for protected classes.	City-wide with emphasis on lower income and lower resource areas	<p>High</p> <p>On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable</p> <p>Metrics: Update candidate sites list annually at time of</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	<p>The City will seek to improve access to opportunity for lower-income households and other protected classes by providing adequate sites for affordable housing development, encouraging the production of ADUs, and facilitating the production of housing for persons with special needs.</p>		<p>APR</p> <p>Continue to improve and streamline ADU procedures to reduce cost and time – review annually and update as necessary to comply with updates to state law</p> <p>Provide technical assistance to developers proposing affordable housing – at least 10 developers during the 6th Cycle.</p> <p>Conduct ongoing, proactive outreach to engage members of all socio-economic groups</p>
Housing Discrimination	<p>In partnership the city's fair housing provider, conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach should include workshops, informational booths, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature.</p> <p>Provide general counseling and referrals to address tenant-landlord issues, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations. Include testing/audits within the scope of work for each city's fair housing provider. Support enforcement</p>	City-wide with emphasis on lower income and lower resource areas	<p>Medium</p> <p>Conduct community workshop every 12 months beginning in August 2024 with Mid-Cycle review of progress; if changes are deemed necessary, implement within 12 months of review.</p> <p>Metrics: Refer landlords and residents to fair housing counseling, as needed, during the 6th Cycle.</p> <p>One meeting per year with fair housing services provider to identify and rectify fair housing issues.</p> <p>Provide technical assistance to developers proposing affordable housing and housing for persons with special needs – at least 10 developers during the 6th Cycle.</p> <p>Review reasonable</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	<p>activity and publicize outcomes of fair housing litigation.</p> <p>Provide general counseling and referrals to address tenant-landlord issues, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations.</p>		<p>accommodation standards and procedures annually and update within 6 months of annual review if not compliant with state or federal law. If not compliant, the City will process reasonable accommodations in compliance with state or federal law in the interim.</p> <p>Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.</p>
Opportunities for Persons with Disabilities	<p>Increase community integration for persons with disabilities.</p> <p>Continue to assist in the development of housing projects for special needs households by providing technical assistance with tax credit applications, tax-exempt bond financing and other public funds, including, ESG, CDBG, and HOME.</p> <p>The City shall continue to monitor to ensure the effectiveness of reasonable accommodation standards and procedures.</p>	<p>City-wide with emphasis on lower income and lower resource areas</p> <p>Increase access in highest-opportunity and resource areas and areas with less diversity</p>	<p>High</p> <p>On-going, with annual review and adjustment within 12 months of review, if adjustments are required and applicable</p> <p>Metrics: Provide technical assistance to developers proposing affordable housing and housing for persons with special needs – at least 10 developers during the 6th Cycle.</p> <p>Review reasonable accommodation standards and procedures annually and update within 6 months of annual review if not compliant with state or federal law. If not compliant, the City will process reasonable accommodations in compliance with state or federal law in the interim.</p> <p>Conduct ongoing,</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			proactive outreach to engage members of all socio-economic groups and reach at least 100 residents.
Community Conservation and Revitalization			
Housing Choice	Enhance the proactive code enforcement program that targets areas of concentrated rehabilitation needs, resulting in repairs and mitigating potential costs, displacement and relocation impacts on residents.	City-wide with emphasis on lower income and lower resource and higher need areas	<p>High On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable</p> <p><u>Metrics:</u> Review the proactive code enforcement program annually and adjust as needed.</p> <p>Refer households in need to assistance such as rehabilitation loans – assist at least 3 households per year.</p>
	The City shall develop a program to collaborate with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act quickly if, and when, it receives notice of conversion. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units.	Affordable units “At-Risk” of converting to market rate	<p>High On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable</p> <p><u>Metrics:</u> Develop preservation strategy by December 2024. Goal of preserving 100 percent of units at-risk of converting to market rate (Imperial Villas). Apply for funding annually.</p> <p>Reach at least 50 residents on annual basis</p>
Protection from Displacement			
Displacement from Economic Pressures	Provide and maintain multi-lingual informational materials on tenant legal counseling and resources	City-wide	<p>High Create materials by August 2024; update as necessary.</p> <p><u>Metrics:</u> In partnership with the</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			<p>Fair Housing Council of OC, distribute materials. Continue to evaluate effectiveness and update as necessary. Reach at least 100 residents on annual basis</p> <p>Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.</p>
	Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, low income residents, seniors, and people with disabilities.	City-wide with emphasis on lower income and lower resource and higher need areas	<p>High The City shall develop a program to collaborate with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act quickly if, and when, it receives notice of conversion. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units. Develop program by December 2024.</p> <p>On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable</p> <p>Develop preservation strategy by December 2024. Goal is to preserve at-risk units.</p> <p>Provide technical assistance to developers proposing affordable housing and housing for persons with special needs.</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	Explore anti-gentrification policies and regulations to combat displacement, which especially affects low-income residents and communities of color. These may include, but are not limited to foreclosure assistance, community land trusts, and housing trust funds.	City-wide with emphasis on lower income and lower resource and higher need areas	Medium Review and report to Council options on anti-gentrification policies and regulations by October 2025.
	City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an ADU and are willing to offer it as an affordable rental.	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	Medium Check the websites of HUD, HCD, and OC Housing Authority for potential funding sources and apply for eligible programs annually. Metrics: Facilitate the development of at least 56 ADUs during the planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period. Target 30% of affordable units in lower income areas and 30% in highest resource and opportunity areas, RCAAs, and higher income areas, with the balance throughout the City to avoid over concentration in specific neighborhoods.
Place-Based Strategies			
Areas of Lower Income	Conduct affirmative marketing to increase awareness and diversity throughout the City and in areas of lower income.	City-wide with emphasis on lower income and lower resource areas	Medium Explore feasibility of affirmative marketing and housing mobility counseling program by



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	<p>This is aimed at ensuring existing residents are not displaced, as well as providing opportunity for residents within the surrounding region.</p> <p>Specifically, this may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple languages, informing service agencies, outreach to community organizations and places of worship.</p> <p>Annually conduct affirmative marketing for each new project that is developed with affordable units and that has affordable units open/available.</p> <p>Provide housing mobility counseling either directly or through referrals. This counseling may include, but is not limited to, information on opportunity areas, housing search skills and tools, workshops, search assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.</p> <p>Affirmatively market first-time homebuyer and/or housing rehabilitation programs to low and moderate income areas, and areas of racial/ethnic concentration.</p>		<p>September 2024,</p> <p>Provide annual progress reports and amend program as funding allows.</p> <p>Annually throughout the 2021-2029 Cycle to reach at least 100 residents.</p> <p>Review development progress by 2025 and initiate a Housing Element amendment to ensure significant progress toward increasing housing mobility, choice, and affordability throughout all neighborhoods with emphasis on areas of high segregation and poverty.</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	<p>Work collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies are implemented.</p> <p>Engage community health workers to conduct ground level site visits and meetings within areas of lower income to better understand resident and business barriers, resources, and needs.</p> <p>The City will annually seek funding and will annually review its Capital Improvement Program in order to prioritize projects in areas of lower income, to improve living environments and reduce the risk of displacement. Examples of projects include street improvements, multi-modal investments, safe routes to school, parks, community facilities and amenities, infrastructure, and other investment toward community revitalization.</p>		<p>Medium Initiate outreach program by September 2024, Annually throughout the 2021-2029 Cycle to reach at least 100 residents.</p> <p>Medium Annually throughout the 2021-2029 Cycle.</p> <p>Metrics: Identify and complete capital improvement projects in TOD and OT areas, lower income and lower resource areas, and historically underinvested areas- at least 2 projects in these census tracts, as appropriate and as funding allows. Continue to prioritize capital improvement projects lower income and lower resource areas, projects benefiting affordable housing projects, and expand focus on environmental justice communities.</p> <p>Annually implement the Environmental Justice Element.</p> <p>Apply for funding annually.</p>
Community Revitalization	The City will continue to encourage and emphasize public art in areas of lower income and diversity. Public art	City-wide with emphasis on lower income and lower resource areas	<p>Medium Annually throughout the 2021-2029 Cycle.</p> <p>Encourage applicants of</p>



Contributing Factors and Actions			
Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	improves quality of life in neighborhoods and can provide a vehicle for residents to express themselves creatively. The TOD and Old Town zones have provisions that may require public art as part of a development agreement for developments that include twenty (20) or more units or which are over twenty thousand (20,000) square feet.		new projects to integrate public art into projects and rely upon local artists to execute public art. Explore the feasibility of adopting a Public Art Plan with a potential public art in-lieu fee.
Availability of Affordable Housing	Pursue State and Federal funding for affordable housing development. Prioritize use of funds to incentivize/partner with developers to pursue affordable housing in the City.	Highest resource areas, RCAAs, higher income areas, lower income areas, and areas of high segregation and poverty.	<p>High Annually throughout the 2021-2029 Cycle.</p> <p>Check the websites of HUD, HCD, and OC Housing Authority for potential funding sources and apply for eligible programs annually.</p> <p>Metrics: Facilitate the development of 50 affordable housing units through additional funding/grants. Target 30% of affordable units in lower income areas and 30% in higher income areas, with the balance throughout the City to avoid over concentration in specific neighborhoods.</p>
	Utilize existing incentives to increase feasibility of affordable housing.	Citywide with emphasis on highest resource areas, RCAAs, higher income areas, lower income areas, and areas of high segregation and poverty.	<p>Medium Evaluate existing incentives and develop list of new incentives by June 2025. Utilize incentives for at least 2 large multifamily projects with at least 50 units.</p>



Objective:	Affirmatively Further Fair Housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Each action provides its own timeline

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. The City will monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise.

Objective:	Conserve and improve existing residential neighborhoods
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	The City will conduct annual coordination meetings with neighborhood and non-profit organizations to identify rehabilitation opportunities based on code enforcement cases. If any concentration of poor housing conditions is present during the 6 th Cycle planning period, efforts will focus on those areas; Monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise.

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 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 will continue to monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. The City shall outreach to potential applicants continuously through the City’s website and will distribute printed material annually.

Objective:	72 units rehabilitated during the planning period
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	The City will monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. Ongoing; annual announcements in City publications.

Program HE-3.4: Energy Conservation and Sustainable Building Practices

The City recognizes that utility costs contribute to a household’s overall expenditure for housing. The City shall promote energy and water conservation and “green building” 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. Finally, through participation in the HERO Program, the City shall provide information and encourage property owners to participate in the property-assessed conservation improvements as allowed by the program.

Objective:	Energy conservation/reduced utility costs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Continue to provide energy conservation educational materials to residents



Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate

The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. To encourage the preservation of these “at-risk” units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants, comply with noticing requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units

Objective:	Encourage preservation and extension/renewal of “At Risk” units
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing coordination with the County and nonprofits

Program HE-3.6: Vacant Building Ordinance

To prevent blight and deterioration of Placentia’s residential and non-residential neighborhoods, the Municipal Code establishes 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:	General Fund
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 the Housing Industry

The City of Placentia has limited resources to use for the development and maintenance of affordable housing. 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 TOD area near the Metrolink Station to meet the City’s lower-income housing needs. 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 where feasible. The City will contact affordable housing organizations annually to solicit interest in development.

Objective:	Establish partnerships with nonprofit and for-profit housing developers
Responsible Agency:	Development Services/ Neighborhood Services Division
Funding Source:	General Fund, state and federal grants
Implementation Schedule:	The City will conduct annual outreach with developers to identify development opportunities. The City will encourage development of affordable housing through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, expedited processing and flexibility in development standards, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs where feasible.

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 among various cities and agencies throughout the region. The City of Placentia will continue to participate through regular attendance at meetings of 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:	General Fund
Implementation Schedule:	The City will have ongoing coordination and meeting attendance at the County of Orange Continuum of Care Forum to pool resources to



	address homeless needs. The City will support in seeking grant and funding opportunities on an annual basis for homeless assistance and services.
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Program HE-4.3: Facilitate Housing Co-Located with Religious and Community Facilities

Religious and Community Facilities provides a unique opportunity to provide affordable housing on properties that may have surplus land available. Additionally, these sites may support affordable housing options that could provide additional support services on site.

AB 1851 (Wicks, 2020) allows faith-based organizations like churches and other places of worship to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. AB 1851 allows faith-based organizations to build housing on their parking lots and prohibits cities from requiring the replacement of those parking spaces. The City will outreach to promote and encourage the use of SB 4 and AB 1851 provisions to facilitate and streamline affordable housing on these properties.

The City will evaluate opportunities to facilitate co-location of housing on Religious and Community Facilities sites through a Zoning Code amendment and collaborate with faith-based organizations to support viable, voluntary opportunities. The City will outreach to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease. The City aims to accommodate at least 150 additional lower income units on properties owned by faith-based organizations during the planning period. The City will target the co-location of housing in higher income, higher opportunity areas and RCAAs.

Objective:	At least 150 affordable units co-located on Religious and Community Facility Sites
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will outreach to faith-based organizations by December 2024 and implement a Zoning Code amendment within 12 months thereafter with the goal of co-located at least 150 affordable units in higher income, higher opportunity areas and RCAAs.



4.2 Quantified Objectives

Activity	Quantified Objective
New Construction	
Very Low	1,246
Low	683
Moderate	789
Above Moderate	1,696
Total	4,414
Rehabilitation	
Acquisition and Rehabilitation	6 (2 Extremely Low, 2 Very Low, 2 Low)
Placentia Rehabilitation Grant Program	30 Very Low/Low
Conservation	
At-Risk Units	Imperial Villas - 58 units



Appendix A: Community Outreach

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents and other interested parties were provided many opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers on the Housing Element. The following public meetings were held during the course of the update:

June 8, 2021	Planning Commission study session
August 24, 2021	Public Workshop
September 14, 2021	Planning Commission study session
September 16, 2021	Public Workshop
September 21, 2021	City Council study session
October 5, 2021	Public Review Draft Posted to City’s Website
October 12, 2021	Planning Commission study session
October 19, 2021	City Council study session
October 21, 2021	Submittal to HCD
January 11, 2022	Planning Commission public hearing
January 18, 2022	City Council public hearing
March 1, 2022	Public Review Draft Posted to City’s Website
March 8, 2022	Planning Commission public hearing
March 15, 2022	City Council public hearing
March 17, 2022	Submittal to HCD
August 29, 2023	Submittal to HCD
November 28, 2023	Submittal to HCD
January 23, 2024	Planning Commission public hearing
February 6, 2024	City Council public hearing
February 23, 2024	Submittal to HCD
February 29, 2024	Housing Element Certification

In addition to these public meetings, the City used several other methods to encourage participation in the Housing Element update, particularly among lower-income households, persons with special needs and non-English speakers. Early in the update process a Housing Element webpage was established (<https://placentia.org/943/2021-2029-Housing-Element-Update>) where meeting notices, an FAQ, draft documents and other reference materials were posted. Prior to each public meeting, notices were sent directly to a list of stakeholders (Table A-1), which included organizations that represent the

Appendix A: Community Outreach



interests of low-income households and persons with disabilities or other special needs. Notices were posted in both English and Spanish.

The City targeted outreach to all members of the community with an emphasis on engaging all economic segments and households with special needs. Outreach material was distributed both online and in person at City facilities. The City was able to engage and involve all economic segments in the update process through the scheduled workshops and study sessions.

A Housing Element Frequently Asked Questions was prepared and posted on the City’s Housing Element website, and an online survey was also conducted for interested stakeholders to identify housing needs and issues.

Common themes raised during the public meetings are the need for affordable housing, particularly for service sector employees, and also the challenges with additional development, such as traffic and demands on public services. The City considered all public comments received and addressed public comments by revising the Housing Element where appropriate. The programs described in Chapter 4 seek to address these concerns, including encouraging development of additional affordable and special needs housing, while recognizing the City’s limited resources. Table A-1 below highlights Housing Programs that were adopted in the Housing Plan in response to feedback received at Housing Element workshops, Housing Element surveys, Planning Commission and City Council Study Sessions, and public comments.

Table A-1: Housing Programs	
Common Themes from Public Engagement	Housing Programs in Response to Public Engagement
Need for Affordable Housing	Program HE-1.3: Pursue County, State, and Federal Housing Funds Program HE-1.8: Adequate Sites for Housing Development Program HE-1.10: Encourage Development of Housing for Extremely-Low-Income Households Program HE-1.19: Accessory Dwelling Units Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate Program HE-4.1: Partnerships with the Housing Industry
Challenges of Additional Housing/Growth	Program HE-1.2: Locate Housing Near Transportation, Employment and Services Program HE-1.5: Infrastructure Provision Program HE-1.15: Transit-Oriented Development
Need for a Variety of Housing Types	Program HE-1.2: Locate Housing Near Transportation, Employment and Services Program HE-1.12: Development of Senior Housing Program HE-1.13: Development of Housing for Larger Families Program HE-1.14: Housing for Persons with Special Needs Program HE-1.19: Accessory Dwelling Units Program HE-4.1: Partnerships with the Housing Industry
Desire to Preserve Neighborhood Character	Program HE-3.1: Community Based Neighborhood Rehabilitation Program HE-3.2: Neighborhood Identity

Appendix A: Community Outreach



Table A-1: Public Meeting Notification List

Kennedy Commission 17701 Cowan Ave., Suite 200 Irvine, CA 92614 cesarc@kennedycommission.org mildredp@kennedycommission.org	League of Women Voters PO Box 1065 Huntington Beach, CA 92647 hat@lwvorangeoast.org	OC Association of Realtors 25552 La Paz Road Laguna Hills, CA 92653
Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Habitat for Humanity of Orange County 2200 S. Ritchey St. Santa Ana, CA 92705	Jamboree Housing Corp. 17701 Cowan Avenue Suite 200 Irvine, CA 92614
The Related Companies of California 18201 Von Karman Ave Ste 900 Irvine, CA 92612	Community Housing Resources, Inc. 17701 Cowan Avenue, Suite 200 Irvine, CA 92614	BIA/OC 17744 Sky Park Circle #170 Irvine, CA 92614
Dayle McIntosh Center 501 N. Brookhurst Street, Suite 102 Anaheim, CA 92801	OC Housing Providers 25241 Paseo de Alicia, Suite 120 Laguna Hills, CA 92653	Regional Center of Orange County P.O. Box 22010 Santa Ana, CA 92702-2010
OC Business Council 2 Park Plaza, Suite 100 Irvine, CA 92614	OC Housing Trust 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805
Mercy Housing 480 S Batavia St Orange, CA 92868	OC Housing & Community Development 1501 E. St Andrew Place, First Floor Santa Ana, CA 92705	Orange County Housing Authority 1501 E St Andrew Pl Santa Ana, CA 92705
Fair Housing Council of Orange County 2021 E. 4th Street, Suite 122 Santa Ana, CA 92705	City of Anaheim Community Development Director 200 S. Anaheim Blvd. Anaheim, CA 92805	City of Brea Community Development Director 1 Civic Center Circle Brea, CA 92821
City of Yorba Linda Community Development Director 4845 Casa Loma Avenue Yorba Linda, CA 92885	City of Fullerton Community Development Director 303 W. Commonwealth Ave. Fullerton, CA 92832	Placentia-Yorba Linda USD 1301 E. Orangethorpe Ave. Placentia, California, 92870

Appendix A: Community Outreach



Mercy House
P.O. Box 1905
Santa Ana, CA 92702

Orange County Water District
P.O. Box 8300
Fountain Valley, CA 92728-8300

Orange County Sanitation District
10844 Ellis Avenue
Fountain Valley, CA 92708

Pathways of Hope
1231 E Chapman Ave
Fullerton, CA 92831

OC Partnership
1505 17th St.
Santa Ana, CA 92705

Campaign for Fair Housing Elements
57 Post Street
San Francisco, CA 94104
info@fairhousingelements.org

Elizabeth Hansburg
People for Housing OC
elizabeth@peopleforhousing.org



The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia’s housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Tuesday, August 24th at 6:00 pm
IN-PERSON: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870
VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



¡La Ciudad de Placentia está comenzando el proceso de actualización del Elemento Vivienda 2021-2029!

Por favor, únase a nosotros en persona o virtualmente para aprender sobre lo que sucede cuando la Ciudad actualiza su Elemento de Vivienda, por qué se requiere que la Ciudad lo haga y qué oportunidades tienen los miembros de la comunidad para dar su opinión. Su participación es importante para ayudar a planificar el futuro de la vivienda de Placentia.

La reunión de la comunidad se centrará en:

- Necesidades y servicios de vivienda dentro de Placentia
- Oportunidades para proporcionar vivienda en todos los niveles de ingresos en la comunidad
- Identificación de limitaciones para la construcción y el acceso a la vivienda

CUÁNDO: Martes 24 de agosto a las 6:00 pm

EN PERSONA: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia's housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Thursday, September 16th at 6:00 pm

IN-PERSON: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



¡La Ciudad de Placentia está comenzando el proceso de actualización del Elemento Vivienda 2021-2029!

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CUÁNDO: Jueves 16 de septiembre a las 6:00 pm

EN PERSONA: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



2021 Housing Element FAQ

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. Placentia's General Plan² is divided into the following "elements" or chapters that contain goals, policies and programs which are intended to guide land use and development decisions:

- Land Use
- Housing
- Mobility
- Conservation
- Open Space & Recreation
- Safety
- Noise
- Economic Development
- Health, Wellness & Environmental Justice
- Sustainability

The purpose of the Housing Element is to evaluate the housing needs of Placentia's current and future residents and set forth policies and programs to address those needs.

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that the Housing Element be updated in 8-year "cycles." The City is currently preparing a Housing Element update for the 2021 to 2029 planning period, which is referred to as the "6th Housing Element cycle" in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law³ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

¹ California Government Code Sec. 65300 et seq.

² <https://www.placentia.org/166/General-Plan-Update>

³ California Government Code Sec. 65580 et seq.



Placentia 2021 Housing Element FAQ

2. What is Housing Element “certification” and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.⁴ When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as “certification” of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City’s land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity”⁵ that the Housing Element complies with State law, which would support the City’s legal defense. Recent laws also allow courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.⁶
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City’s General Fund.

Placentia’s last Housing Element update was completed in 2014 and was certified by HCD as fully compliant with State law.

3. What are the most important issues that must be addressed in the Housing Element update?

The major issues that must be addressed in the Housing Element update are: 1) how City policies, plans and regulations help to meet the region’s housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Under State law⁷ all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels. The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

⁴ California Government Code Sec. 65585

⁵ California Government Code Sec. 65589.3.

⁶ AB 101 of 2019

⁷ California Government Code Sec. 65583



Placentia 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law⁸ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Transitional housing
 - ✓ Supportive housing
 - ✓ Emergency shelters and other facilities serving the homeless
 - ✓ Large families (5 or more persons)
 - ✓ Farm workers

4. What is “affordable” housing?

By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Orange County are determined based on these income categories as shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

Table 2. Income Categories and Affordable Housing Costs - Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	(1)
Very Low	\$67,250	\$1,681	(1)
Low	\$107,550	\$2,689	(1)
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance
- 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

- (1) For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

⁸ California Government Code Sec. 65583(a)(5)



Placentia 2021 Housing Element FAQ

5. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law⁹ by which housing needs are determined.

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Placentia is located within the Southern California Association of Governments (“SCAG”) region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.¹⁰

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. In March 2021 SCAG adopted the RHNA plan for the 6th cycle, which fully allocates the RHNA to jurisdictions in the SCAG region.¹¹ Table 3 shows the RHNA allocations for Placentia, Orange County, and the entire SCAG region.

Table 3. 6th Cycle RHNA – Placentia, Orange County and SCAG Region

	Placentia	Orange County	SCAG Region
Housing need allocation 2021-2029	4,374	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also distributes each jurisdiction’s total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). Placentia’s 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category – Placentia

Extremely Low + Very Low	Low	Moderate	Above Moderate	Total
1,231	680	770	1,693	4,374

Source: SCAG, 3/4/2021

6. Is the RHNA a construction mandate?

The RHNA allocation identifies the projected amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period while also eliminating existing problems of overcrowding and overpayment. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA

⁹ California Government Code Sec. 65584 et seq.

¹⁰ California Government Code Sec. 65584(d)

¹¹ <http://www.scag.ca.gov/programs/pages/housing.aspx>



Placentia 2021 Housing Element FAQ

allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹² Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA - typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to adopt regulations to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations do not allow sufficient additional housing, the housing needs of the local workforce may be shifted to other cities.

¹² California Government Code Sec. 65913.4 (SB 35 of 2017)



Placentia 2021 Housing Element FAQ

9. Placentia is fully developed. Why is the RHNA allocation so high?

SCAG’s 6th cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the “Great Recession” were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG’s 4th cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764.405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of housing to jobs and public transit rather than availability of vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties have been assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

The RHNA allocations assume that in many urbanized cities of Orange and Los Angeles counties, a significant portion of new housing needs will be met through the redevelopment of older commercial properties.

10. How will Placentia accommodate its new housing needs assigned in the RHNA?

Placentia is fully developed and very little vacant land suitable for new housing is available. Therefore, the City’s RHNA allocation must be satisfied through redevelopment of properties with potential for new housing or mixed use (i.e., a combination of housing and other uses on the same property). In recent years Placentia has adopted plans for the redevelopment of properties near downtown and the future Metrolink¹³ station. The Housing Element update will identify a strategy for providing additional opportunities to accommodate the City’s assigned housing need.

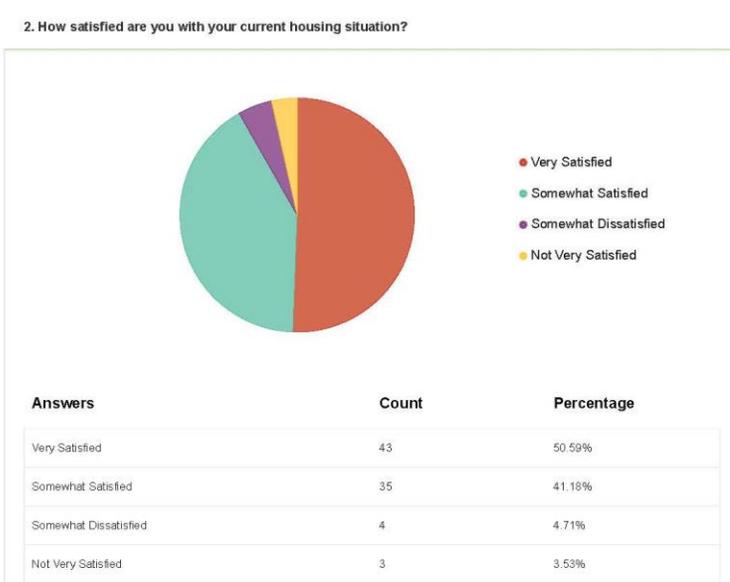
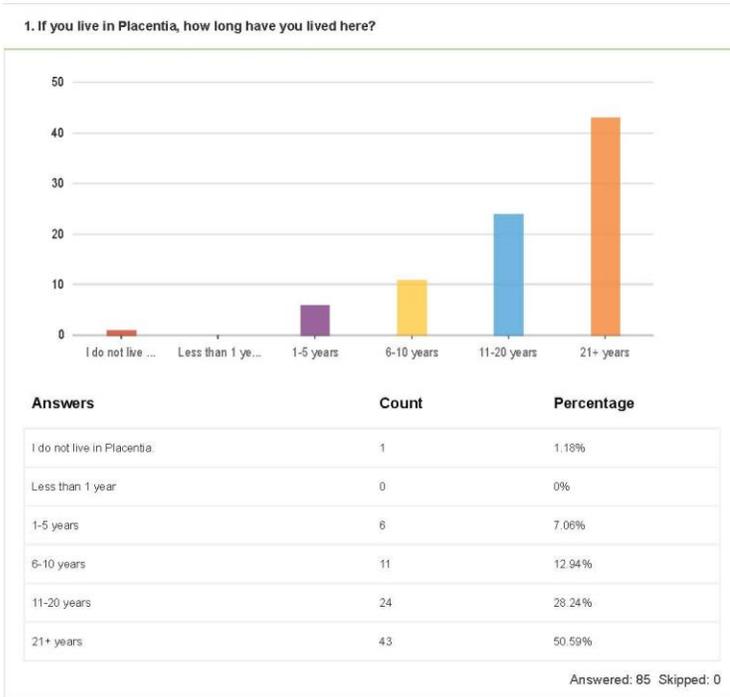
...

¹³ <https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure>



Table A-2: Online Survey Results

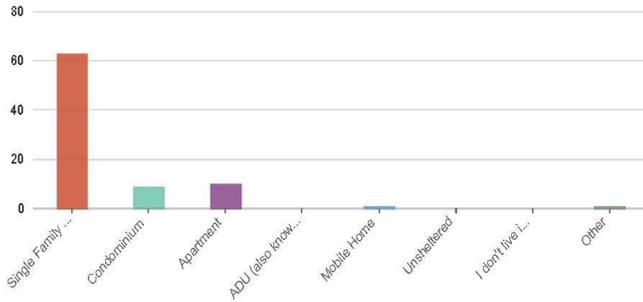
2021 Housing Element Survey





Answered: 85 Skipped: 0

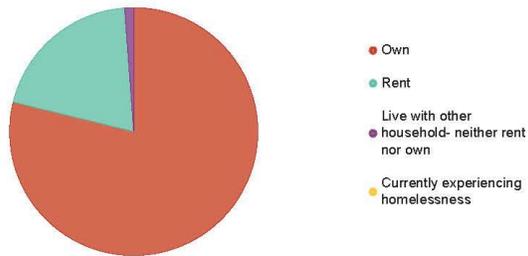
3. If you live in Placentia, select the type of housing unit you reside in:



Answers	Count	Percentage
Single Family Home	63	74.12%
Condominium	9	10.59%
Apartment	10	11.76%
ADU (also known as second unit or "Granny unit")	0	0%
Mobile Home	1	1.18%
Unsheltered	0	0%
I don't live in Placentia	0	0%
Other	1	1.18%

Answered: 84 Skipped: 1

4. Do you rent or own the home you live in?



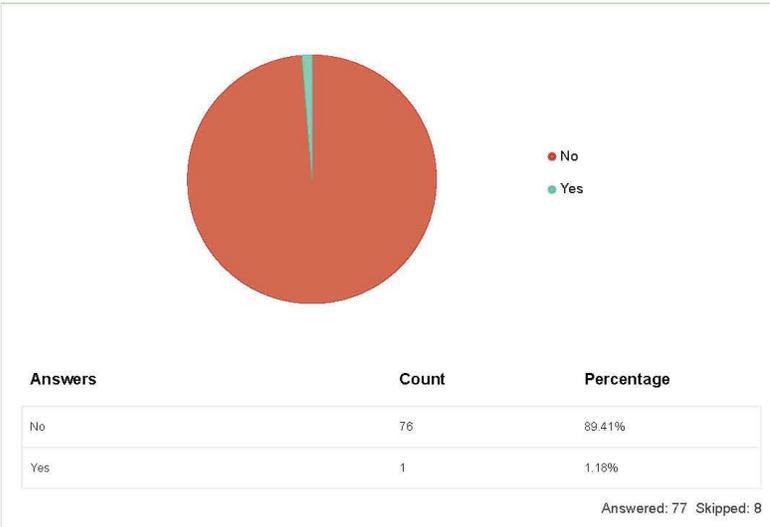
Answers	Count	Percentage
Own	67	78.82%
Rent	17	20%
Live with other household- neither rent nor own	1	1.18%



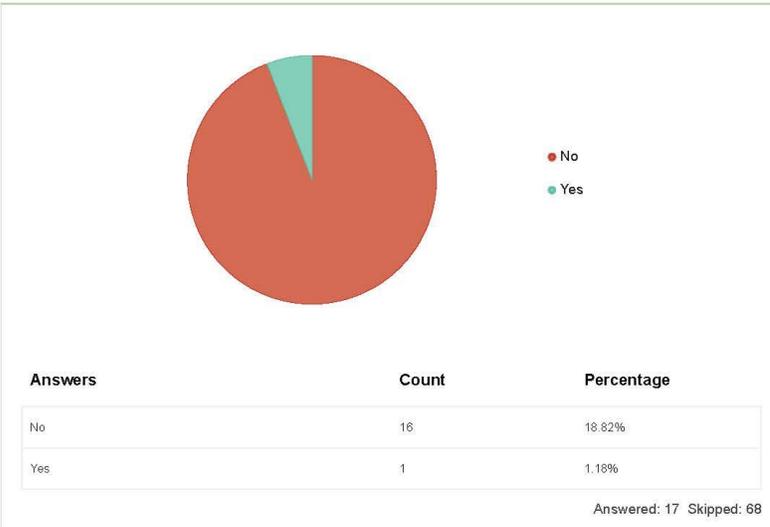
Currently experiencing homelessness	0	0%
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Answered: 85 Skipped: 0

5. If you reside in a single-family house, does the property have a second unit/guest house/ADU? (If you answered No, skip to question 7.)

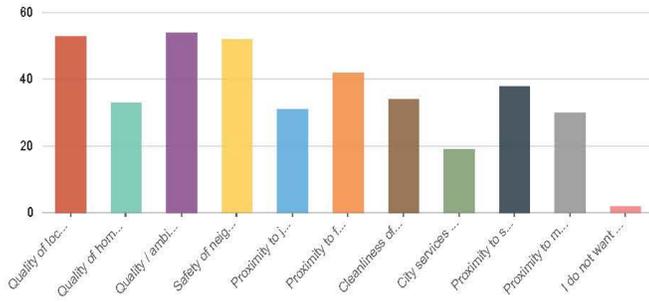


6. Is this second unit/guest house/ADU occupied?



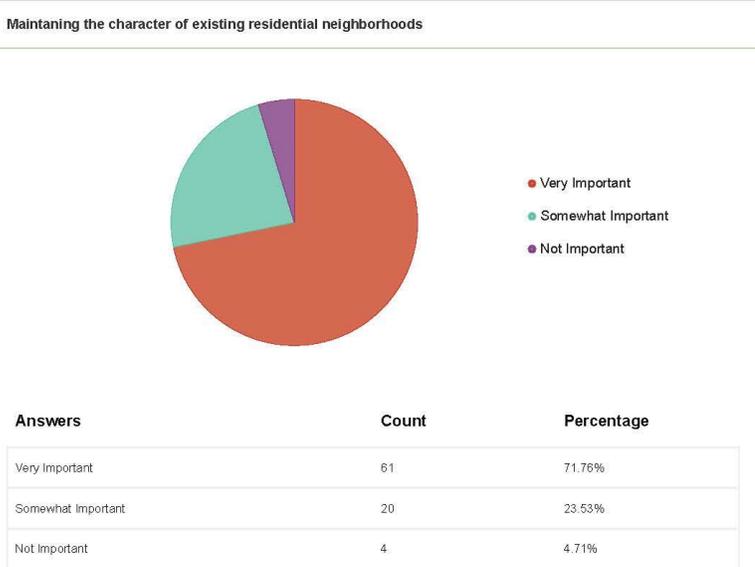
7. Please select the top reasons you choose to live or would like to live in Placentia. Check all that apply.

Appendix A: Community Outreach



Answers	Count	Percentage
Quality of local school system	53	62.35%
Quality of home	33	38.82%
Quality / ambience of neighborhood	54	63.53%
Safety of neighborhood	52	61.18%
Proximity to jobs	31	36.47%
Proximity to family	42	49.41%
Cleanliness of streets and surroundings	34	40%
City services and programs	19	22.35%
Proximity to shopping and services	38	44.71%
Proximity to medical care	30	35.29%
I do not want to live in Placentia	2	2.35%

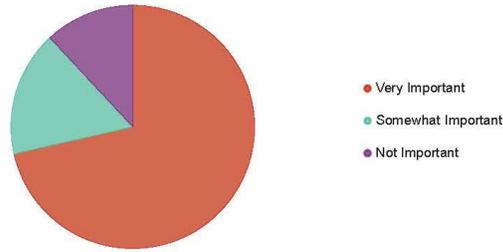
Answered: 85 Skipped: 0





Answered: 85 Skipped: 0

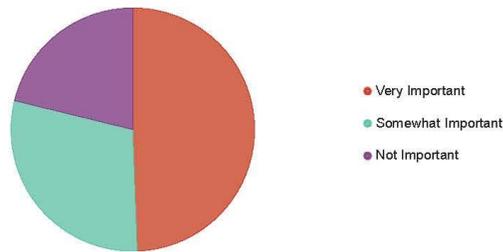
Ensuring that children who grow up in Placentia can afford to live in Placentia.



Answers	Count	Percentage
Very Important	60	70.59%
Somewhat important	14	16.47%
Not Important	10	11.76%

Answered: 84 Skipped: 1

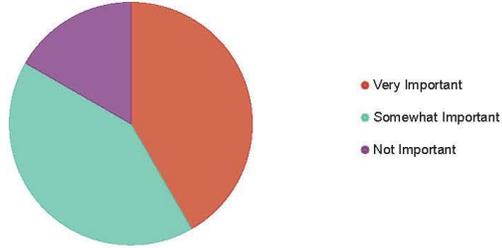
Ensuring that the housing market in Placentia provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and cond



Answers	Count	Percentage
Very Important	42	49.41%
Somewhat Important	25	29.41%
Not Important	18	21.18%

Answered: 85 Skipped: 0

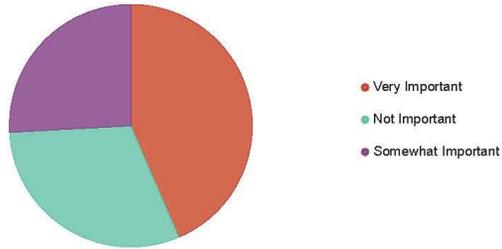
Establishing special needs housing for seniors, large families, veterans, and/or persons with disabilities



Answers	Count	Percentage
Very Important	35	41.18%
Somewhat Important	35	41.18%
Not Important	14	16.47%

Answered: 84 Skipped: 1

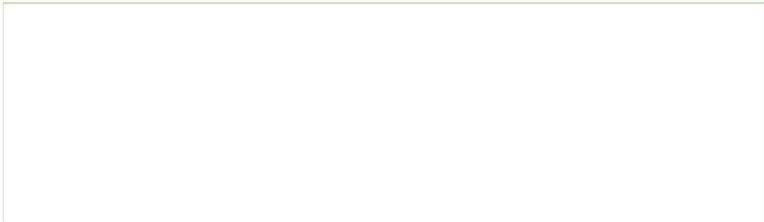
Integrating affordable housing throughout the community to create mixed-income neighborhoods

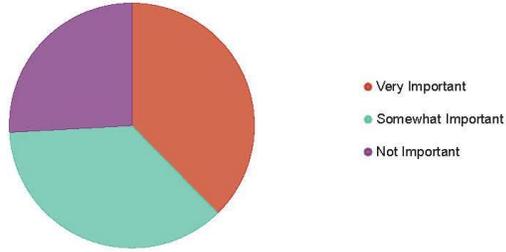


Answers	Count	Percentage
Very Important	37	43.53%
Not Important	26	30.59%
Somewhat Important	22	25.88%

Answered: 85 Skipped: 0

Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing

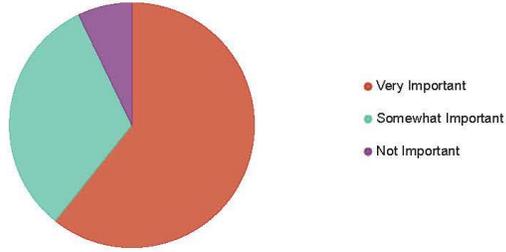




Answers	Count	Percentage
Very Important	32	37.65%
Somewhat Important	31	36.47%
Not Important	22	25.88%

Answered: 85 Skipped: 0

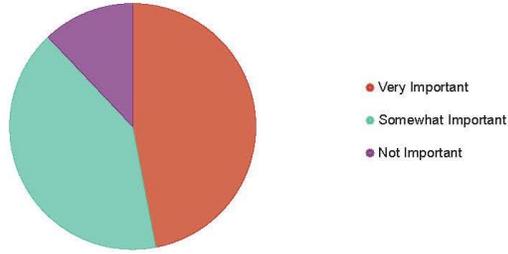
Encouraging the rehabilitation of existing housing stock



Answers	Count	Percentage
Very Important	51	60%
Somewhat Important	27	31.76%
Not Important	6	7.06%

Answered: 84 Skipped: 1

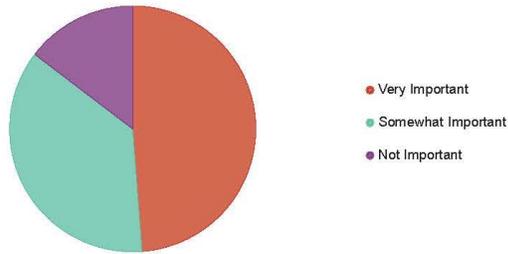
Establishing programs to help at-risk homeowners keep their homes



Answers	Count	Percentage
Very Important	39	45.88%
Somewhat Important	34	40%
Not Important	10	11.78%

Answered: 83 Skipped: 2

Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods

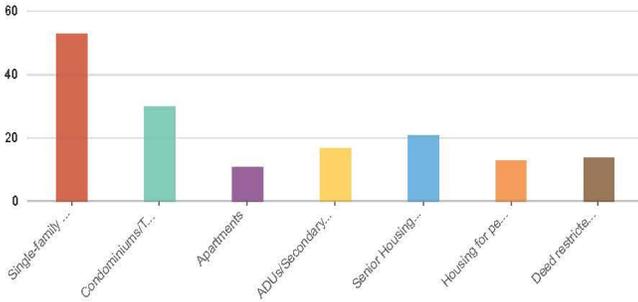


Answers	Count	Percentage
Very Important	40	47.06%
Somewhat Important	30	35.29%
Not Important	12	14.12%

Answered: 82 Skipped: 3

9. What type of housing do you think is most needed in the City of Placentia? Check all that apply.

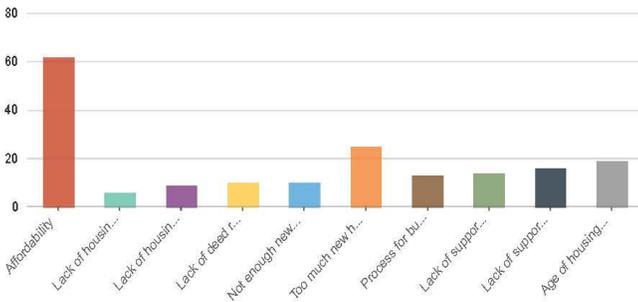
Appendix A: Community Outreach



Answers	Count	Percentage
Single-family houses	53	62.35%
Condominiums/Townhouses	30	35.29%
Apartments	11	12.94%
ADUs/Secondary Units or "Granny Flats"	17	20%
Senior Housing	21	24.71%
Housing for persons with Disabilities	13	15.29%
Deed restricted affordable housing	14	16.47%

Answered: 79 Skipped: 6

10. What do you think are the most important housing related issues facing Placentia today? Check all that apply.



Answers	Count	Percentage
Affordability	62	72.94%
Lack of housing for large families	6	7.06%
Lack of housing for smaller families	9	10.59%
Lack of deed restricted affordable housing	10	11.76%
Not enough new housing development	10	11.76%
Too much new housing development	25	29.41%
Process for building housing is too burdensome	13	15.29%



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Ff=	Udp lh)##lrvdqgd
Vxcmhfw=	Uhtxhw#hru#Q rwfh

Jeannette,

In the letter received from the Kennedy Commission after the last City Council meeting they requested to be notified when items regarding the Housing Element are presented.

We would appreciate the City giving us notice of any public meetings regarding the Housing Element. We look forward to working with the City of Placentia to encourage effective housing policies that will help create balanced housing development and create much-needed affordable housing in our local communities. If you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,
 Cesar Covarrubias
 Executive Director
 Kennedy Commission

I don't think the agenda notification system on the website will work until we switch to Peak agenda.

We could put them on the agenda mailing list but those don't always reach agencies before the meeting.

Between us can we remember to notify them when you have a Housing Element item?

Let me know your thoughts.

Karen

Karen O'Leary | Deputy City Clerk
 City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
 714-993-8244 | FAX 714-961-0283 | koleary@placentia.org



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Timothy M. Hutter
E-mail: thutter@allenmatkins.com
Direct Dial: 619.235.1510 | File Number: 391.323.00001/4827-4977-7149.2

Via Electronic Mail

September 27, 2021

Joseph M. Lambert
Director of Development Services
City of Placentia
401 E Chapman Avenue
Placentia, CA 92870
jlambert@placentia.org

Re: City of Placentia 2021 Housing Element Update

Dear Mr. Lambert:

This law firm represents Orangethorpe Investment Partners LLC (“Applicant”), which has submitted an application to develop a mixed-use project (“Project”) at 777 W. Orangethorpe Avenue in the City of Placentia (“City”), assessor’s parcel number 339-112-27 (the “Property”). Our firm routinely assists property owners and developers as they navigate the entitlement process in jurisdictions throughout California. We also frequently advise clients regarding participation in and the implications of housing element updates. These efforts involve direct communication with the Department of Housing and Community Development and the California Attorney General’s office with regard to compliance by local jurisdictions. We understand that the City is presently engaged in its planning process for its Sixth Cycle Housing Element Update covering the planning period from October 2021 to October 2029 (the “HEU”).

The purpose of this letter is to formally notify the City of Applicant’s interest and desire for the Property to be included as part of the City’s Sites Inventory in the HEU. As you know, the Project would include up to 260 residential units. We appreciate that the HEU is a work in progress, and as you are aware, the viability of future development (and interest from property owners) can and should be considered by the City as it develops its Sites Inventory.

We will continue to work with our client and City staff to process the development application for SPA 2021-01, DPR 2021-02, and EA 2021-01, but wanted to bring this property to your attention in order to assist the City as you and your team evaluate potential opportunities for new development in the City.

Appendix A: Community Outreach



Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Joseph M. Lambert
September 27, 2021
Page 2

Should you have any questions about the Project or the Property, please do not hesitate to contact me or my client's representative, Gilad Ganish.

Sincerely,

A handwritten signature in blue ink, appearing to read "T M Hutter".

Timothy M. Hutter

TMH

cc: Gilad Ganish
Matthew R. Fogt, Esq.

ATTACHMENT 2



Appendix B: Residential Land Inventory

California Housing Element law mandates that each city show it has adequate sites available through appropriate zoning and development standards to accommodate a range of housing types and income levels. This appendix evaluates potential sites for additional housing development to accommodate the City’s assigned need in the Regional Housing Needs Assessment (RHNA).

Methodology for the Sites Inventory Analysis

The residential sites inventory is comprised of four components: 1) approved projects; 2) vacant sites; 3) underutilized (non-vacant) sites with potential for additional residential development or redevelopment; and 4) potential accessory dwelling units (ADUs).

Based on the “default density” provisions of State law, vacant or underutilized sites of at least one-half acre that allow a density of at least 30 units/acre are considered suitable for housing in all income categories. Sites smaller than one-half acre and sites allowing multi-family or mixes-use at a density less than 30 units/acre are considered suitable for moderate- or above-moderate-income housing, while sites zoned for single-family-detached homes are assigned to the above-moderate category. For approved projects (Table B-2) income levels are based upon the actual or anticipated sales prices or rents.

Potential sites for residential development during the 2021-2029 planning period are summarized in Table B-1. As shown in this table, based on current zoning the capacity is not sufficient to fully accommodate the City’s RHNA allocation in all income categories. Analysis supporting this finding is provided in the discussion below and in Tables B-2 through B-6. Program HE-1.8 in the Housing Plan includes a commitment to identify and rezone sufficient sites to address this shortfall.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units Entitled and Completed in Projection Period (Begins June 31, 2021) ¹	-	-	3	239	242
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-4)	58	10	107	72	247
Underutilized Sites (Table B-5)	659	325	314	6	1,304
ADUs	14	24	17	1	56
R-3 and TOD Rezones	515	72	348	604	1,539
Total Capacity	1,246	683	789	1,696	4,414
RHNA	1,243	680	782	1,693	4,398
Surplus	3	3	7	3	16

1. Not including candidate sites or pipeline/approve projects.
Source: City of Placentia, 2021



Approved Projects

Table B-2 summarizes residential developments that have received some form of approval and will become available during the planning period. Three projects have been approved in the TOD district at densities ranging from 73 to 89 units/acre. One of these is a 100% low-income deed-restricted housing development (USA Properties, Figure B-1). These projects demonstrate that high-density residential and mixed-use development is highly marketable in this area. All of the projects were built on underutilized sites formerly occupied by industrial and warehouse uses.

Table B-2: Approved Projects				
Project/ Address	Product Type	Density (units/ac)	Units by Income Category	Status/Notes
The Herald 110-132 E. Crowther Ave.	6-story multi-family	75.9	215 (market-rate)	TOD district; redevelopment of industrial /warehouse; 95 du/ac max allowed (79%)
505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Place, 409 Evelyn Place	5-story mixed use	82.9	418 (market-rate)	TOD district; redevelopment of industrial/warehouse; 95 du/ac max allowed (87%)
USA Properties 207-209 W. Crowther Ave.	6-story mixed use	88.7	189 (187 deed-restricted lower-income)	TOD district; redevelopment of former packing house; 95 du/ac max allowed (93%)
Santa Angelina NE corner Angelina/Morse	2-story multi-family	16.9	65 (deed-restricted senior low income)	Redevelopment of a church campus. Zone change from R1 to R3.
455 S. Van Buren	Townhouse	25.0	139 (market-rate)	Redevelopment of underutilized and blighted non-conforming automotive dismantling yard.
Totals			252 low 774 above-mod	

Figure B-1: TOD Affordable Mixed-Use Project (207-209 W. Crowther Ave)





Vacant Sites

Like many older communities in the Southern California metropolitan area, Placentia has minimal vacant land suitable for residential development. The majority of vacant land is within Specific Plan 7, bounded by Buena Vista Avenue to the north, Rose Drive to the west, Orangethorpe Avenue along the south, and the Van Buren Street to the east. 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. Table B-4 shows vacant sites that are suitable for residential development. Based on the densities permitted in these areas, future units would be affordable to moderate- and above-moderate-income households. Due to high land values and the relatively low densities allowed on these parcels, it is expected that future housing developments will seek near the maximum allowable number of units on each site; however, the inventory shown in Table B-3 conservatively reflects a 10% reduction from the allowable number of units.

Underutilized Sites

Underutilized sites with potential for additional residential development or redevelopment are listed in Table B-4. Recent development activities and trends indicate that the development of residential uses on nonvacant sites that are underutilized is prevalent throughout the City. This is further supported by the policies of the City's General Plan. The most significant opportunities for additional housing development are within the TOD and Old Town areas.

Recent real estate development trends in the urban portions of Orange and Los Angeles counties demonstrate the increasing market feasibility of multi-family and mixed-use redevelopment at densities well above 30 units/acre. As discussed above, several projects have already been approved in the Placentia TOD area at densities up to 89 units/acre. The realistic yield estimated in Table B-4 for parcels in the TOD area is assumed to be 83 units/acre, which is the average density of the three recent projects described above. In all other zones the inventory conservatively reflects a 10% reduction from the allowable number of units for each site.

Given the complexity of factors that influence property owner decisions regarding development, and the large number of nonvacant, residentially zoned sites with demonstrated development potential, it has been necessary for the purposes of this sites inventory to utilize simple, standardized factors to determine which sites may realistically develop during the planning period. The broadest factor that the City has utilized is remaining residential development capacity, calculated as the difference between a site's zoned residential capacity and existing residential units on site. The City analyzed recent and past development trends to determine sites inventory selection criteria, and with a majority of sites have at least 50 percent of remaining residential development capacity and sites with no vacant or underutilized space were only added if they were suitable for residential uses as a mixed-use component as shown in Figures B-8 and B-9. Nonvacant sites that have been developed within the last two decades have also been excluded from the inventory, due to the low likelihood of redevelopment during the planning period.



Table B-5 lists the candidate sites identified, including notes detailing why each site was selected. A number of nonvacant sites were selected as they are underutilized and have had frequent property turnover. In addition, recent and frequent property turnover may be seen as a sign of an unsuccessful commercial lot. These sites are largely commercial in nature and a majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD's standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Accessibility to resources and transit proximity

As part of the site selection process, the City analyzed existing residentially zoned parcels that have a demonstrated propensity to develop at their existing densities. The City has also evaluated recent projects which have included the development of residential units on non-vacant sites for residential use. Table B-3 provides each project's location, zoning, use prior to development with housing, and the number of dwelling units constructed on site. Table B-3 provides recent examples of redevelopment of nonvacant sites to higher-density residential use. As mentioned above, the City identified nonvacant sites with at least 50 percent of remaining residential development capacity and parcels with no recent development in the inventory. A few sites with less than 50 percent vacancy were also selected due to features that enable redevelopment as discussed in Tables B-5 and B-6 below. As shown in Table B-3 below, recent development on nonvacant parcels had at least 50 percent of remaining residential development capacity and existing structures were all build prior to 1990. Additionally, improvement to land-value ratios (ILV) were analyzed for the examples in Table B-3 below. All land value ratios of the parcels prior to redevelopment were less than .50, meaning that the land was more valuable than the structures that were on the parcels. Low ILV ratios indicate suitability of redevelopment. Underutilized sites in Table B-5 have similar ILV ratios to the examples in Table B-3. All parcels in the TOD zone had ILV ratios under .25, meaning that the land was significantly more valuable than the structures on the parcel. Sites in the Old Town zone experiences higher ILV ratios, but on average, underutilized sites in the Old Town zone experience ILV ratios from .25 to .80.

In the examples below, parcels with existing residential uses were redeveloped to provide significantly more units than existing. On sites assuming a net gain of one residential unit, it is assumed that second units may be developed utilizing the benefits of recent state law. The City anticipates that this trend will continue. Market trends show that developers in the region aim to intensify uses of underutilized sites to increase the number of units. The efficient use of land not only brings more units to market, but also reduced overall per-unit costs for developers.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Tables B-4 through B-6. The information that the City used for this analysis is readily available to the City and found through online research.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
207 & 209 W. Crowther Ave	189	TOD (Transit Oriented Development)	2.13	City-owned Property	Five-story, mixed-use building with 189 affordable housing units, two-level semi-subterranean parking structure, and 1,500-square feet of retail space. Vacant parcels since early 2015. Prior to demolition, there were multiple structures used for storage and distribution purposes. Approximately 50% of the parcels were vacant or used as parking. Original structures were built pre-1960s.
1945 E. Veterans Way	50	R-3 High Density Residential	3.66	Manufacturing	Veterans Village: Provides homeless veterans housing in the form of 45 one-bedroom units and four two-bedroom units. 49 extremely low units, plus 1 caretakers' unit. 100% Affordable. Two parcels with single structure serving as office for car storage business. Approximately 95% of the parcels were vacant. Original structure was built pre-1980s.
1314 N. Angelina Ave	65	R-3 High Density Residential	3.85	Church, multi-purpose building, and Preschool	Development of an affordable senior housing project consisting of two, two-story buildings, one with 33 units and one with 32 units, as well as a new parish hall for an existing church. Parcel has 3 existing structures that were all built pre-1990's. Approximately 60% of the parcel is vacant or used as parking.
505 W. Crowther Ave	418	TOD (Transit Oriented Development)	4.4	Manufacturing/ Industrial	Five-story, mixed-use development consisting of 418 multifamily residential units with associated amenities for residents, 10,553 square feet of retail space, 3,572 square feet of leasing office space, and a seven-level parking structure on a 5.04-gross acre site within the Transit Oriented Development (TOD) Packing House District. Market Rate. Previously three separate parcels with various industrial and manufacturing uses. All structures built pre-1970s. Each parcel was approximately 50% vacant.
150 E. Crowther Ave	215	TOD (Transit Oriented Development)	2.95	Manufacturing/ Industrial	Five-story apartment complex, with roof top amenities, and a 6-story parking garage. Previously two separate parcels with industrial and manufacturing uses.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
					Both structures built pre-1970s. Each parcel was approximately 60% vacant.
455 S. Van Buren St	139	R-3 High Density Residential	5.57	Manufacturing/ Industrial/ Residential	Development of 139, three-story townhome units on an approximately 5.57-acre site. Market Rate. Previously three separate parcels. Two parcels were existing single-family homes and the other was a mostly vacant lot with 5 existing structures used for automotive repair and parts uses. All structures built pre-1960s. One single family parcel was approximately 80% vacant and the other was approximately 60% vacant. The largest parcel was 90% vacant with most of the parcel used as a junk yard.
1049 Golden Ave	26	R-3 High Density Residential	1.3	Single-family home	Six, three-story residential townhome buildings consisting of a total of 26 condominium units on a 1.3-acre, unimproved vacant lot. Market Rate. Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.
Alta Vista & Rose St	54	SP-7	6.46	Oil extraction facility	54 residential units and 10,615 square feet of commercial space on an approximately 8.46-acre former oil operation site. Market Rate.
Orchard Dr. & Highland Ave	16	R-3 High Density Residential	1.24	Oil Extraction facility	Four, three-story, multifamily buildings with 16 townhome units. Former oil extraction site.
918 & 926 W. La Jolla St	10	R-3 High Density Residential	0.42	SFD home	Three-story, ten (10) unit MFR (two buildings) Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.
738 W. La Jolla St	10	R-3 High Density Residential	0.43	Unfinished MFR	Three-story, ten (10) unit MFR (two buildings) Previously an unfinished multifamily-family development. Unfinished development was demolished and redeveloped.
1548 Spruce St	10	SP-7	0.52	Two single-family homes	Two buildings with a total of ten attached condominiums. Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
503 & 513 S. Van Buren Street	12	R-3 High Density Residential	0.38	Single-family Residences (5 structures total)	Development of two, three-story residential town home buildings. Previously five single-family homes on a large lot. Homes were built pre-1970s and was approximately 30% vacant.
Alta Vista Street, b/w Rose Drive and Jefferson Street	100	SP-7	17.02	Oil extraction facility	Development of a 100 single-family, detached two-story dwelling units. Former oil extraction site.

Table B-3 above shows that there is interest in redevelopment of non-vacant sites within the City. Many of the candidate housing sites within the inventory are similar in nature to those mentioned above in that they are industrial or manufacturing land uses. Additionally, many of the candidate housing sites are near residential uses, which makes them more compatible for residential development as there are already residential neighborhoods adjacent. All sites in the candidate housing site inventory have been prioritized based on their redevelopment potential and their beneficial locations within the City.

The City’s oldest developed areas are the Old Town and TOD Packing District areas which were important in the City’s early history. Placentia’s major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, these areas which were previously major employment hubs became vacant and slowly deteriorated. The City attempted to revitalize the area through its history but limited private investment prevented any meaningful public investment. Comprehensive planning efforts have revitalized the area and have attracted private investment back into the City. As shown in Table B-3, development in the TOD and R-3 zones have successfully redeveloped from uses associated with oil and agriculture into higher density uses. The City sees this trend continuing and looks at these examples as justification for assumptions made in this Appendix.

The identified sites in Tables B-4 through B-6 are similar in size as the examples in Table B-3 which indicates that lot size is not an impediment to redevelopment. Additionally, the existing uses of identified sites are similar, and in many cases, identical to the examples in Table B-3. Past performance and examples in the City can guide future redevelopment opportunities. As mentioned above, many of the candidate sites are located near or adjacent to existing residential uses, making redevelopment into residential more feasible due to compatibility. Additionally, the existing infrastructure in already developed areas can greatly reduce the cost of infrastructure needed to serve a new development, thereby facilitating development. Many of the candidate sites are aging and underutilized, making redevelopment an attractive option for both current owners and future developers.

As the region’s economy continues to diversify, it is experiencing a strong demand for infill development to meet the needs of the growing workforce. At the same time, the City and the region are experiencing market factors such as a limited land supply and low housing inventory. Many property owners of older



commercial properties are willing to consider converting their land to residential use, or adding new structures to sites with existing development to increase densities or create mixed-use developments, because of the significantly higher market land value. The City believes that these factors have and will continue to influence increased infill development.

To further justify housing opportunity sites included in this appendix, example developments have been identified in Placentia and adjacent cities to demonstrate “recycling” trends occurring in the region. Recycling land is desirable to help achieve the Legislature’s goal of alleviating California’s identified housing crisis. According to HCD, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually. The lack of supply and high rent costs suggests that land recycling activities is a method to consider when addressing housing needs.

Considering existing development and a lack of vacant land, the City’s housing strategy to demonstrate capacity for the 2021-2029 RHNA growth need relies on infill development opportunities throughout the City. In each of these sites, existing land use policy either allows residential by-right or allows residential by-right through a mixed-use development project. The TOD Zone does not allow 100 percent nonresidential development and all subzones require a residential component. Since the adoption of the TOD Zone in 2017, two projects have been completed and both were overwhelmingly residential (over 90% of total square footage). All three pipeline projects in the TOD zone are also a majority residential as shown in Table B-2.

The Old Town Zone does allow standalone 100 percent nonresidential, although in a limited capacity. Only the Main Street, Village, and Mixed-Use subareas allow 100 percent by-right nonresidential development for specific uses up to 10,000 square feet. The 100 percent nonresidential uses allowed in these subzones are typically ground floor tenants such as:

- Antique or collectible store
- Artisan/Handcraft Shop
- General retail – less than 5,000 sf
- Groceries, specialty foods – 10,000 sf or less
- Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less
- Restaurant
- ATM
- Bank (2,000 sf or less)

While hypothetically the sites in the Main Street, Village, and Mixed-Use subareas can be 100 nonresidential, it is assumed that nonresidential tenants would occupy the ground floor with residential uses occupying upper floors identical to the current uses in Old Town. Similar development examples can be seen in the region such as the Anaheim Packing House District, Old Town Orange, and Downtown Santa Ana.

The High-Density Residential and Public Facility subareas do not allow noncommercial uses except for office uses on the upper floors in the Public Facility subarea. The Old Town Zone has not had new construction since its adoption in 2017 but several building rehabilitations and façade improvements have been completed.



In Old Town, the City is working with Mercy Housing to develop 65 to 70 affordable units. The proposed development would be 100 percent residential and affordable. While this is the first proposal in the Old Town Zone since it's been adopted, the City believes that development patterns in the Old Town Zone will mirror the TOD Zone due to the similarities in land uses, geographical location, and current market factors. The Old Town zone also includes built-in incentives which encourage residential developments such as a sub-area allowing high-density housing by-right without a public hearing, which significantly reduces development processing timeframes.

The City anticipates that development in both the TOD and Old Town Zones will continue to be 100 percent residential or mixed-use with residential components. As candidate and non-candidate sites develop, the City will continue to monitor development trends and if residential development is not occurring as anticipated, the City will adjust development assumptions or propose residential requirements in all Old Town subareas, similar to the TOD Zone. Additionally, the City has added Program HE-1.15: Transit-Oriented Development to the Housing Plan which encourages Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers.

In the interim, the City will promote SB 6 or AB 2011 to applicants and developers in an effort to encourage residential development throughout the City. SB 6 (Caballero, 2022) allows local jurisdictions to consider housing projects proposed on commercially zoned sites that are 20 acres or less where office, retail, or parking are the primary permitted uses if certain criteria are met. The legislation requires that projects meet certain criteria, in which the jurisdiction may streamline the permitting process and/or require affordability standards per SB 35 (Wiener, 2017) and the Housing Accountability Act. AB 2011 also allows jurisdictions to consider housing projects proposed on commercially zoned sites with streamlined ministerial review under two scenarios:

- 100 percent Affordable Housing Developments in Commercial Zones; and
- Mixed-Income Housing Developments Along Commercial Corridors

Projects invoking AB 2011 (Wicks, 2022) must be located on sites meeting specific criteria and approved projects are subject to skilled labor and prevailing wage requirements. The City considers future housing opportunity on commercial sites through SB 6 and AB 2011 as a local policy decision for future consideration. The City's 6th cycle RHNA goals are met through the provisions of vacant and nonvacant residential, TOD Zone, and Old Town sites. Commercial zoned parcels have not been identified as candidate sites and are not considered as part of the City's 6th cycle RHNA strategy but can provide additional development opportunity sites.

"Recycling" Examples

Regional commercial trends within Southern California are leading to the re-envisioning of shopping centers and malls as lifestyle centers where regional and neighborhood serving retail uses complement housing for a more walkable development. The sites in Table B-5 demonstrate significant potential to redevelop due to existing tenant vacancies and vacant land that is available to be developed within



shopping center and commercial properties. These areas have drastically underutilized parking lots which represent opportunity to introduce residential uses which complement remaining existing commercial uses and bring new users into the area. The City assumes that development of these areas will either occupy underutilized surface parking areas in addition to the existing commercial uses or will replace existing uses all together. This is consistent with development seen within the region and realistic for future development in Placentia.

Recent local examples of this type of redevelopment include:

- MainPlace Mall in Santa Ana which envisions the development of up to 1,900 residential units in addition to existing commercial, office, and the addition of a hotel.
- Metro Towne Square mall in Santa Ana, an outdoor neighborhood serving shopping mall where plans are underway to redevelop the area with a new mixed-use development with nearly 4,000 dwelling units and experiential commercial retail stores/restaurants.
- Westminster Mall in Westminster which envisions up to 3,000 new residential units in a dated mall space. The new units largely occupy open parking fields as is envisioned in the sites proposed in the cities inventory.

Market Analysis

In addition to an existing use analysis, the City of Placentia utilizes information on market conditions to facilitate the redevelopment of non-vacant sites for residential use. A California Association of Realtors (CAR) report for Historic Housing trends shows that the average time a unit spent on the market in Orange County is just 17 days in the last four years (2019-2023) and just 15 days in the last two years.¹

Additionally, according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by over 30 percent from 2021-2023². Both indicators signify an increased market demand for new housing.

In addition to market appetite, the cost of land in the City, on average, is lower than neighboring jurisdictions. Prices for vacant residential land in Placentia are estimated to be \$35 to \$50 per square foot. On average, this is lower than the surrounding jurisdictions and the average for Orange County which ranges from \$60 to \$120 per square foot. Paired with increased demand for housing, and recent infill development trends, assumed redevelopment in the City is reasonable.

Based on a multitude of factors listed above as well as past development trends, the City determined that nonvacant sites are not an impediment to additional residential development and will likely discontinue in the planning period and are suitable to accommodate the City's RHNA. Chapter 4: Housing Plan reinforces the City's objectives and supports the development of housing at all income levels. The

¹ Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: October 10, 2023. <https://www.car.org/marketdata/data>

² Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: October 10, 2023. <https://www.car.org/marketdata/data>



Housing Plan has programs and policies such as Program HE-1.8: Adequate Sites for Housing Development, that support the development of housing regardless of vacancy status. The Housing Plan includes incentives and concessions to encourage the development of housing in the City.

Transit Oriented Development Packing House District Corridor Analysis

The Transit Oriented Development Packing House District is an area surrounding the Crowther Ave and Melrose St intersection. The old Packing House District played a vital role in Placentia's history and was once a major employment center for the region. As the agriculture industry declined in the region, so did the businesses that served the industry. As the area declined, industrial and manufacturing buildings went into decline and some had to be demolished. With the turn of the century approaching, the City began its plans to improve the area now known as the TOD District. In 2005, the Melrose underpass and associated streetscape improvements were completed. In the same year, the plan for the Metrolink Station began. In 2009, the pedestrian bridge connecting Old Town and the old Packing District began. In 2015, the TOD and Old Town revitalization plans began and both were adopted in 2017. Since 2017, the TOD District has seen rapid redevelopment, with transit-oriented residential developments springing up along Crowther Ave. and transforming the character of the area.

Figure B-2: TOD District Project Area



The purpose of the TOD Packing House District is to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation to the automobile. The consequent intent is to decrease auto-dependency, and mitigate the effects of congestion and pollution. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station.

Recent developments such as The Herald (215 units) and Cenza (418 units) are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision. These uses included industrial, storage, and



manufacturing uses as shown in Figure B-3 below. Many of the existing businesses were experiencing frequent turnover or were in rapid decline. Many of the existing structures were vacant or semi vacant. Many of the uses exist and continue to present attractive opportunities for redevelopment.

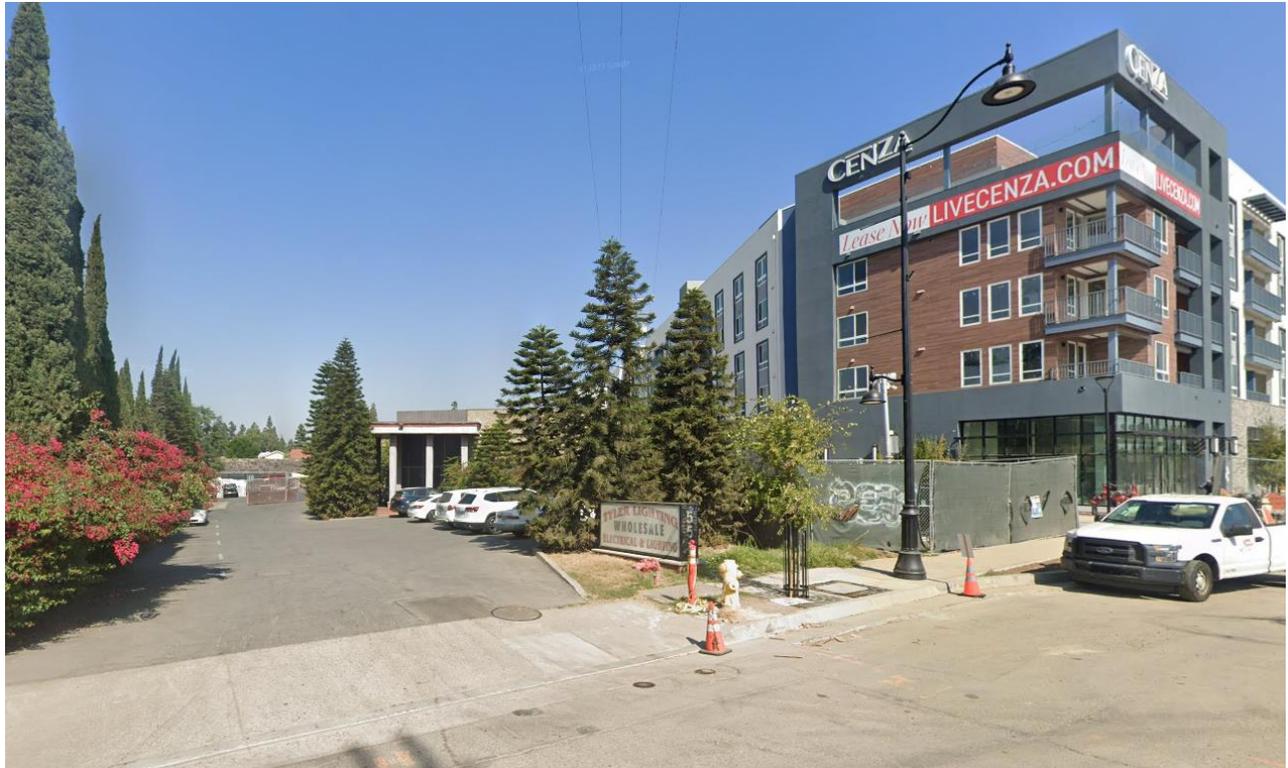
Figure B-3: TOD District Existing Conditions



As the TOD District redevelops, property owners in the area become more interested in redevelopment options on their property. Because many of the existing uses are in decline, redevelopment becomes an attractive alternative to business as usual. Properties adjacent to new development, such as the one shown in Figure B-4 below, become more valuable, making property owners more inclined to redevelopment proposals. The TOD District is seeing a rapid increase in development and existing properties continue to see turnover, structural decline, and increased developer interest. Collectively, the TOD District has become one of the most attract opportunities for redevelopment in north Orange County.



Figure B-4: TOD Affordable Mixed-Use Project (505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Place, 409 Evelyn Place)



Recently developed and approved developments in the TOD District had existing uses identical to those in Table B-5. Existing uses on these sites include large parcels with warehouses, industrial buildings, surface parking lots, truck loading bays, and dilapidated single-family homes. On all of these sites, primarily structures do not occupy more than 75 percent of the parcel. All of the commercial and industrial uses on the north side of Crowther Ave are older businesses that either experience frequent turnover, have gone out of business, or are currently vacant. The single-family homes were all constructed prior to 1970 and many are in need of substantial rehabilitation.

Recent developments such as the one shown in the Figure B-4 previously had similar or identical uses as those in Table B-5. The development in Figure B-4 was once four large parcels with commercial and industrial uses as well as a couple single-family homes. These uses mirror the uses that are seen in Table B-5. Past, current, and recently approved development examples indicate that there is realistic redevelopment potential in the TOD District. Because existing uses did not preclude development of recent residential projects, and because these uses are similar or identical to those identified in Table B-5, the City is confident that the TOD District will redevelop as anticipated and will present one of the greatest opportunities for residential growth in the 6th Cycle.

While past, current, and recent approvals are examples of future development scenarios in the TOD District, provisions are also codified into the TOD District to encourage the City's vision of the area. As of 2022, if a structure or use in the TOD District is abandoned or discontinued for twelve months, the



property or use must comply with the new TOD allowed uses. Additionally, existing structures cannot be altered or expanded if they are nonconforming uses. All of the uses on sites in Table B-5 that are not residential are nonconforming uses, meaning that if any structure or use is abandoned or discontinued for twelve months, they must conform with the adopted TOD District regulations, making redevelopment increasingly realistic. These provisions have increased property values and have allowed current property owners to benefit from the rezoning.

Old Town Revitalization Zone Corridor Analysis

The Old Town Placentia Revitalization Plan is a plan for the revitalization, activation, and economic growth of the City’s original central business district founded in 1910 around the building of the Placentia train depot and the citrus packing houses. Existing property owners, residents, and businesses have preserved the area with a unique and diverse mix of small businesses, restaurants, and residential uses as shown in Figure B-5. Among Orange County’s old towns, Placentia is unique in its small scale and variety of land uses. Today, population groups of all types are looking for small scale, walkable urban centers around transit to live, work, and play. This is occurring in Orange County with new, more compact, and transit-oriented developments and historic reuse districts emerging in Anaheim, Orange, Fullerton, and Santa Ana.

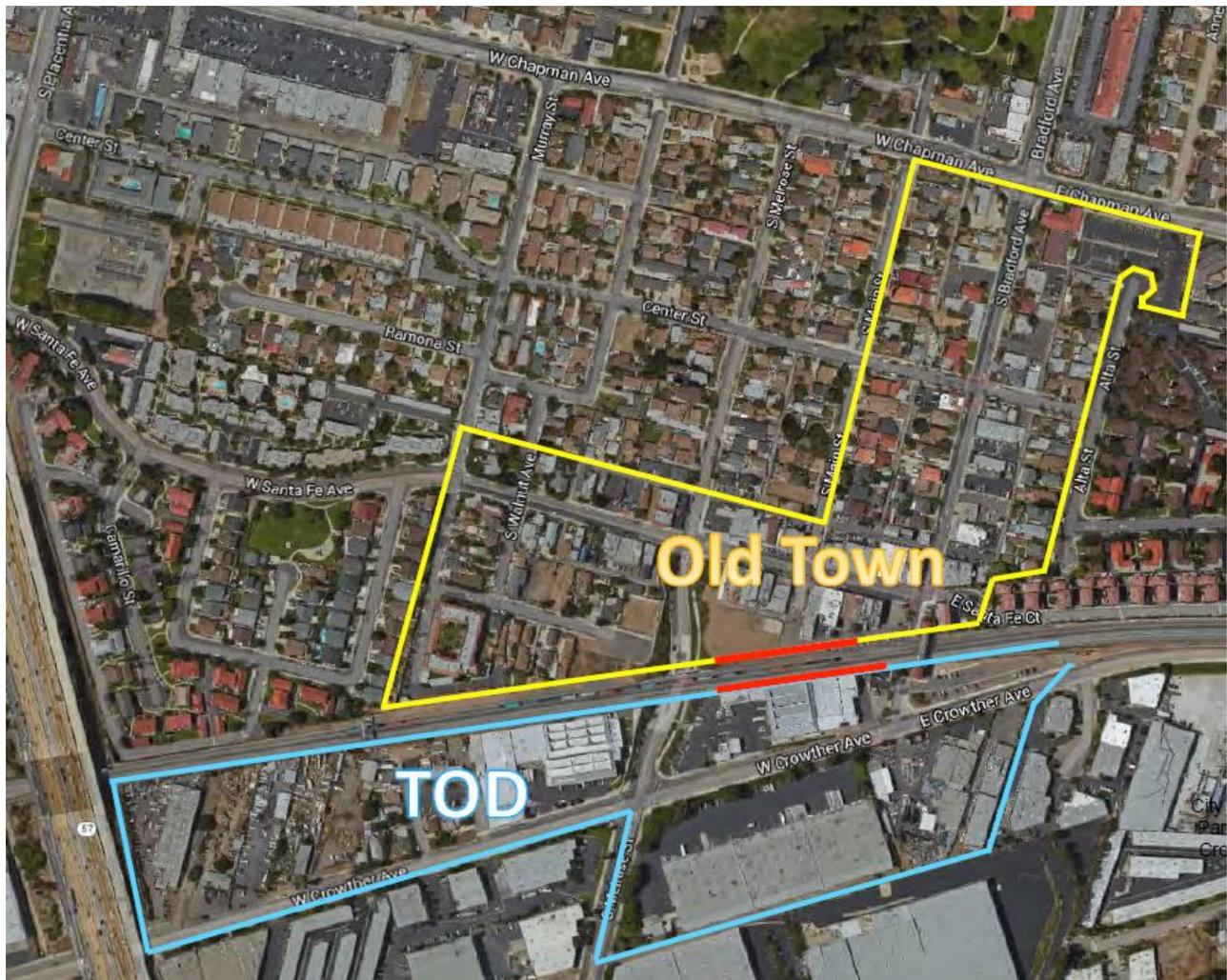
Figure B-5: Old Town Existing Conditions



The Plan Area consists of 33 acres and 147 parcels with a diverse mix of land uses, surrounded by residential neighborhoods to the west, east, and north as shown in Figure B-6. Old Town has many mixed-use buildings, a small number of historic buildings, including the Senior Center and Fire Station. The anchor of the plan area is the “Main Street” retail core which forms the destination for Old Town. Old Town is connected to the TOD District via a pedestrian bridge and is served by the Metrolink train station.



Figure B-6: Old Town District Boundaries



The anticipated build out for the Old Town Zone differs from the assumptions made in the TOD Zone. Whereas development is expected to replace existing uses in the TOD Zone, development in the Old Town is expected to preserve, enhance and complement existing uses in order to maintain the character of the area. In many cases, this would mean residential uses would be integrated into existing uses, would be added as additional stories, or would be constructed on underutilized portions of existing parcels. This strategy would allow for an intensification of existing uses while maintaining the Old Town character.

The Old Town Zone has not had new construction since its adoption in 2017 but several building rehabilitations and façade improvements have been completed. The City is currently working with Mercy Housing to develop 65 to 70 affordable units in the Old Town Zone. The proposed development would be 100 percent residential and affordable. While this is the first and only proposal in the Old Town



Zone since it's been adopted, the City believes that development patterns in the Old Town Zone will mirror the TOD Zone due to the similarities in land uses, geographical location, and current market factors. The Old Town zone also includes built-in incentives which encourage residential developments such as a sub-area allowing high-density housing by-right without a public hearing, which significantly reduces development processing timeframes.

As of 2022, if a structure or use in Old Town is abandoned or discontinued for twelve months, the property or use must comply with the new Old Town Zone allowed uses. Additionally, existing structures cannot be altered or expanded if they are nonconforming uses. All of the uses on sites in Table B-5 that are not residential are nonconforming uses, meaning that if any structure or use is abandoned or discontinued for twelve months, they must conform with the adopted Old Town regulations, making mixed-use redevelopment increasingly realistic. These provisions have increased property values and have allowed current property owners to benefit from the rezoning.

A potential development scenario is provided below. In this redevelopment scenario, underutilized spaces such as parking lots and generous setbacks are transformed into attractive, walkable, mixed-use developments that preserve existing uses. Existing uses do not preclude redevelopment scenarios and residential uses are incorporated into existing uses.



Figure B-7: Old Town Redevelopment Scenario





Old Town Representative Sites Analysis

Due to the large number of suitable sites in Old Town Placentia, the City completed three “representative site/scenario” analyses to demonstrate the suitability of development in Old Town. The analysis highlights different scenarios in which Old Town candidate sites can be categorized into. These categories include:

1. Mixed-uses with second story residential;
2. Redevelopment of existing underutilized sites and commercial uses with low improvement to land ratio (ILV); and
3. Multifamily and large residential structures.

The analysis was prepared to describe development patterns and highlight similarities with candidate sites identified in the sites inventory. During the site selection process, the City analyzed whether existing uses would impede or prevent additional development. Based on those factors, candidate sites were removed if they were deemed not suitable for residential development in the planning period. The following examples highlight existing development in the City and are representative of residential development in the Old Town zone.

1. Mixed-Uses with Second Story Residential

Old Town Placentia currently has a variety of uses ranging from dense multi-family housing to auto mechanic shops. The three blocks of Santa Fe Avenue between Bradford Avenue and Walnut Avenue are the historic core of Old Town Placentia. The three blocks have the densest commercial uses in Old Town and house many historic buildings which contribute to Old Town’s character. The intent is to preserve the Old Town character while encouraging efficient use of existing development through mixed-uses.

Many of the buildings along Santa Fe Avenue are mixed-use with a residential component. Examples of mixed-use buildings in Old Town include the three buildings from 120 to 128 W Santa Fe Avenue which have first floor commercial and second floor residential (Figure B-8). The three buildings take up more than half the block from Bradford Avenue to Main Street. Directly across the street, four separate buildings also have a mixed-use component with first floor commercial and second floor residential as shown in Figure B-9 (155 to 191 W Santa Fe Avenue). Additional examples include:

- 240 S. Bradford Ave
- 214 S. Santa Fe Ave
- 216 S. Santa Fe Ave
- 314 S. Santa Fe Ave
- 217 S. Bradford
- 202 S. Bradford

The Old Town Revitalization Plan was adopted in 2017 to guide the future of the Old Town planning area. The vision for revitalization of Old Town Placentia includes a combination of historic preservation and infill complementary development. Existing mixed-use development serves as a guide and vision of what the Old Town area can become. Through the Old Town Revitalization Plan objectives and goals, the Housing Element, and private investment, the City believes the area can be enhanced with more intense



uses while preserving the neighborhood character. The City believes the Old Town area is suitable for mixed-use development and existing mixed-uses indicate it is feasible.

Preservation is an important objective and goal in the Old Town planning area. Although there is no development prohibition in place, the City's goal is to preserve and enhance properties identified as having historic significance. The following properties have been identified as historic and are identified as candidate sites in Table B-5. These sites will be preserved and enhanced through complimentary residential additions:

- 126 W. Santa Fe Ave
- 141 S Santa Fe Ave
- 238 S Bradford Ave
- 125 S Bradford Ave
- 102 S Bradford Ave
- 120 S Bradford Ave

The historic significance of these sites do not preclude additional development and are not an impediment to development. All of these sites are anticipated to become mixed-use developments with the intention of keeping the original character of the buildings.

Figure B-8: 120 to 128 W Santa Fe Avenue Mixed-Use Examples





Figure B-9: 155 to 191 W Santa Fe Avenue Mixed-Use Examples



2. Redevelopment of Underutilized Sites and Existing Commercial Uses with Low Improvement to Land Ratio (ILV)

As analyzed in this Appendix, the City’s sites selection process considered various factors when determining the suitability of sites. One of those factors is the improvement to land ratio (ILV). The ILV ratio can be used to determine how underutilized a site may be, with ILV ratios below 1.0 indicating that the land a structure is on is more valuable than the structure itself. Sites with low ILV ratios may be ripe for redevelopment. The ILV ratio is especially relevant when analyzing the redevelopment potential on sites with existing commercial uses.

During the site selection process, the City calculated ILV ratios for commercial properties it determined may be suitable candidate sites. All commercial sites in the Old Town planning areas are along Bradford Avenue and Santa Fe Avenue. An ILV ratio analysis of six commercial properties is shown below.

Street Address	APN	Existing Use	ILV Ratio
220 S BRADFORD AVE	339-061-05	Restaurant	0.12
144 S BRADFORD AVE	339-052-26	Auto Mechanic	0.53
132 S BRADFORD AVE	339-052-27	Tax Office	0.16
233 W SANTA FE AVE	339-364-10	Auto Body Repair Shop	0.03
141 W SANTA FE AVE	339-365-10	Mixed-use Building	0.95
116 W SANTA FE AVE	339-394-05	Mixed-use Building	0.15

A majority of the commercial sites in the sites inventory have ILV ratios ranging from 0.10 to 1.0. Less than 15 sites have ILV ratios above 1.0 which indicates that these sites have improvement values greater than its land value. Although these sites have greater ILV ratios than the majority of the identified sites, the City believes these sites still present valuable opportunities for redevelopment. Cumulatively, the 15 sites with ILV ratios over 1.0 accommodate under 45 moderate income units.

Market trends show that developers pursue sites with low ILV ratios because these sites often have older, dilapidated structures than may be more expensive to rehabilitate than to redevelop. The City has



experienced significant growth in the TOD planning area, directly across from the Old Town planning area and all recent development has been on nonvacant sites with ILV ratios similar to the Old Town commercial sites. The City believes a similar development pattern will spread to the Old Town area. While low ILV ratios under 1.0 may indicate greater development potential, property owners ultimately determine what will happen on selected sites. The City considered local knowledge and removed sites with low ILV ratios that it believed were not suitable for redevelopment in the 6th Cycle.

The City utilized various metrics to support the selection of candidate sites, including ILV ratios, and believes that the commercial sites it has identified are suitable to meet the growing housing need in Placentia.

3. Existing Multifamily Uses and Large Residential Developments

The City's made capacity assumptions on candidate sites based on factors described in the "Underutilized Sites" section above. Most sites in the Old Town planning area are anticipated to accommodate 1-10 units each, although there are two sites with significantly greater assumptions. The two sites will accommodate 39 and 55 units, respectively.

When making these assumptions, the City considered the size and compatibility of larger developments in Old Town. The largest development currently in the Old Town is located at 400 Baker St. (Baker Gardens) which is on the south-west corner of the Old Town project boundary. Baker Gardens is a 42-unit development with lots of open space, vacant space, and off-street parking. It is surrounded by single-family homes on three sides but overall, is compatible with its adjacent uses. Other multi-family developments in Old Town include:

- 131-135 S. Melrose St.
- 129 S. Melrose St.
- 119 S. Main St. (Previously a single-family home)

Immediately outside of the Old Town boundary, there are two large residential developments:

- 106-114 E. Santa Fe St
- 152-293 E Santa Fe Ct.

These multifamily and large residential projects all complement existing uses within Old Town and demonstrate the suitability and feasibility of higher density housing in the area. As analyzed above, the City is working with Mercy Housing to develop 65 to 70 affordable units in Old Town. This would be the largest, densest, development in Old Town to date. The City believes that dense development is appropriate if sited in the appropriate area, which the City has done. The City believes that the built-in incentives in the Old Town Revitalization Plan which allow high-density housing by-right without a public hearing, will encourage multifamily development in Old Town.



Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and Placentia has seen an increase in ADU development interest recently.

Over the past few years interest in ADUs has increased, and during 2018-2020 the City has approved 21 ADU permits. At that rate, it is estimated that approximately 56 additional ADUs will be approved during the 2021-2029 planning period. Based on recent analysis conducted by SCAG³ over two-thirds of future ADUs are expected to be affordable to lower-income households. The assumption of 7 ADUs per year is considered to be very conservative given that in 2021 the City issued 9 ADU permits and in 2022, 14 ADUs were permitted.

Candidate Sites for Rezoning

As noted in Table B-1 above, the sites inventory shows a shortfall of potential capacity for 531 lower-income units and 853 above-moderate-income units. The City has identified the following 2-pronged strategy for addressing this shortfall:

1. The existing TOD area is proposed to be expanded to the west, creating capacity for more than 1,188 multi-family units. This area is currently zoned *Manufacturing* and encompasses approximately 14 acres. The potential capacity for this TOD expansion area assumes an allowable density of 95 units/acre and an average yield of 83 units/acre based on recently approved projects in the existing TOD area.
2. The existing R-3 zoning district currently allows a maximum density of 30 units/acre. While all properties in the R-3 zone allow a maximum density of 30 du/acre, only the most likely sites for development are listed in Table B-5. With a conservative 10% reduction from the proposed allowable density of 30 units/acre, these parcels would have a total capacity for approximately 342 units, an increase of 61 potential units compared to the estimated capacity under current regulations.

Program 1.8 in the Housing Plan describes the actions necessary to implement this rezoning strategy. This rezone strategy intends to create housing opportunities in well-connected areas of the City. The TOD rezone will permit residential uses. The proposed rezones look to promote the development of affordable housing through higher density development. These are new rezones and upzones within the City and development standards will be created with input from the community, experienced developers, and City decision-makers.

³ SCAG, *Regional Accessory Dwelling Unit Affordability Analysis*, 2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)



These development standards will be based on historical development within the City and will support development at the densities identified in this Housing Element. Table B-2 lists approved projects, with two of those projects allocating 252 units for lower-income households. While the two projects have wide variation in the densities achieved and units produced (65 units at 16.9 du/ac and 189 at 88.7 du/ac), the City is confident that new development standards, coupled with Housing Programs in Chapter 4, will encourage the development of affordable units at higher densities. There will be no inconsistencies with the base zoning or General Plan Land Use created by the implementation of these changes.

Considering existing development and a lack of vacant land, the City's housing strategy to demonstrate capacity for the 2021-2029 RHNA growth need relies on a mix of development opportunities throughout Placentia. For each of the candidate sites, existing land use policy either allows residential by-right or allows residential by-right through a mixed-use development project. As part of the identification of new sites, the City will adopt new land use regulations (found within Chapter 4: Housing Plan) that will ensure residential development is permitted by-right. It is not the City's intent to exclude the permitting of nonresidential development in these areas, as it is a vital land use component that contributes to a livable, mixed-use character in support of many citywide goals.

While the City understands its RHNA obligations, it must also continue to accommodate growth for jobs, retail, services, and amenities, especially in existing mixed-use land use category areas consistent with the General Plan. In order to account for and address this, the City has individually evaluated each of the sites and has accounted for opportunities for nonresidential growth when estimating total residential unit capacity. These assumptions vary depending on the past performance of recent development and future projected trends. In areas where there are pending applications and owner or developer interest, assumptions for residential were increased. Conversely, assumptions were decreased in areas where residential development is more speculative or is not supported by past trends, developer interest or other factors.

Development trends in the City and elsewhere in the region show that a vast majority of mixed-use zoned projects have a residential component with a marginal representation or square footage being devoted to commercial use. None of the proposed mixed-use zoned projects are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue to occur in areas zoned mixed-use to accommodate both residential and non-residential uses. It is anticipated that development in mixed-use zones will integrate residential development where nonresidential and low-density residential uses are present, providing additional housing in higher-resource areas with greater access to transportation and jobs.

The City will work to continue this trend by facilitating the development of mixed-use projects by offering development incentives and working with developers to discuss housing development opportunities in areas designated for mixed-use. Additionally, the City will promote affordable housing development in the high resource areas of the City.

Appendix B: Residential Land Inventory



Between the redevelopment assumptions and the demonstrative projects exhibiting a solid trend towards residential development, the City concludes that mixed-use designated areas are highly conducive to residential development and essential to maintaining thriving, vibrant neighborhoods.

Appendix B: Residential Land Inventory



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
Natchez Ave/Erie St	336-520-26	Medium Density	PUD	15	0.22	Yes		2		2
N. Placentia Ave/W. Palm	337-241-63	Medium Density	PUD	15	0.14	Yes			1	1
209 S. Walnut	339-361-05	Medium Density	R-2	15	0.07	Yes		1		1
S. Walnut Ave/Baker St	339-392-20	OT	OT	65	0.15	Yes		8		8
S. Walnut Ave/Baker St	339-392-21	OT	OT	65	0.10	Yes		5		5
230 W SANTA FE AVE	339-393-01	OT	OT	29	0.13	No		3		3
417 W. Crowther	339-401-03	TOD	TOD	95	0.09	No		7		7
adjacent to 413 W. Crowther	339-401-05	TOD	TOD	95	0.01	No		1		1
554 Vanderbilt Drive	340-401-28	Low Density	R-1	6	0.16	Yes			1	1
548 Vanderbilt Drive	340-401-29	Low Density	R-1	6	0.17	Yes			1	1
700 De Jesus Dr.	340-461-13	Low Density	PUD	6	0.22	Yes			1	1
519 Langer Drive	340-462-13	Low Density	PUD	6	0.13	Yes			1	1
525 Langer Drive	340-462-14	Low Density	PUD	6	0.11	Yes			1	1
531 Langer Drive	340-462-15	Low Density	PUD	6	0.12	Yes			1	1
Lyons Way/Langer Drive	340-462-16	Low Density	PUD	6	1.21	Yes			6	6
Powell/Ekenrode	340-511-66	Low Density	RPC	6	0.26	Yes			1	1
Powell/Ekenrode	340-511-67	Low Density	RPC	6	0.74	Yes			4	4
1356 Vina Del Mar	341-022-10	Low Density	R-1	6	0.47	Yes			2	2
Bryce Cir./Carlsbad St.	341-042-39	Low Density	R-1	6	0.37	Yes			1	1
Vina del Mar/Jefferson St	341-042-43	Low Density	R-1	6	0.38	Yes			2	2
Olympic Ave	341-081-34	Low Density	R-1	6	0.22	Yes			1	1
Yellowstone Ave.	341-081-36	Low Density	R-1	6	0.34	Yes			1	1
Yellowstone Ave.	341-082-02	Low Density	R-1	6	0.55	Yes			2	2
1150 Mammoth Circle	341-093-02	Low Density	R-1	6	0.23	Yes			1	1
1150 Mammoth Circle	341-093-03	Low Density	R-1	6	0.24	Yes			1	1
Highland/Orchard	341-122-83	Medium Density	PUD	15	1.13	Yes		15		15
Orangethorpe/Richfield	341-122-89	Medium Density	PUD	15	1.45	Yes		19		19
1255 Vina Del Mar	341-201-35	Low Density	R-1	6	0.49	Yes			2	2
Orangethorpe/Jefferson	341-343-10	Low Density	SP-7	6	0.18	Yes			1	1
Orchard/Van Buren	341-352-10	Medium Density	SP-7	15	0.23	Yes		3		3
Cherry/Van Buren	341-352-15	Low Density	SP-7	6	0.17	Yes			1	1

Appendix B: Residential Land Inventory



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
17272 Cherry	341-354-01	Low Density	SP-7	6	0.18	Yes			1	1
17262 Cherry	341-354-02	Low Density	SP-7	6	0.26	Yes			1	1
N. Van Buren/Orchard	341-361-01	Low Density	SP-7	6	0.96	Yes			5	5
N. Van Buren/Orchard	341-361-02	Low Density	SP-7	6	0.40	Yes			2	2
Willow St./Van Buren	341-362-01	Medium Density	SP-7	15	0.08	Yes		1		1
Willow St./Van Buren	341-362-02	Medium Density	SP-7	15	0.69	Yes		9		9
6200 Van Buren	341-365-02	Low Density	SP-7	6	0.14	Yes			1	1
6200 Van Buren	341-365-03	Low Density	SP-7	6	0.15	Yes			1	1
6200 Van Buren	341-365-04	Low Density	SP-7	6	0.30	Yes			1	1
Cherry St./Van Buren	341-374-01	Medium Density	R-G	15	0.26	Yes		3		3
Cherry St./Depot St.	341-375-01	Medium Density	R-G	15	0.30	Yes		4		4
Cherry St./Van Buren	341-375-02	Medium Density	R-G	15	0.22	Yes		3		3
502 Gerhold Lane	341-421-33	Low Density	SP-7	6	0.41	Yes			2	2
1451 Howard Pl	341-431-01	Low Density	SP-7	6	0.44	Yes			2	2
406 Nevin Lane	341-433-23	Low Density	SP-7	6	0.48	Yes			2	2
Alta Vista/Van Buren	341-481-28	Medium Density	SP-7	15	1.00	Yes		13		13
164 Los Alamitos Cir.	343-682-24	Medium Density	PUD	15	0.11	Yes		1		1
Orchard/Richfield	343-712-03	Medium Density	PUD	15	0.42	Yes		5		5
Orchard/S. Caliente Way	343-712-47	Medium Density	PUD	15	0.05	Yes		1		1
Orchard/S. Caliente Way	343-712-48	Medium Density	PUD	15	0.13	Yes		1		1
Orchard/S. Caliente Way	343-712-49	Medium Density	PUD	15	0.03	Yes		1		1
Orchard/Richfield	343-712-69	Medium Density	PUD	15	0.04	Yes		1		1
Vincente/Maria Ave	346-013-02	Low Density	R-1	6	0.12	Yes			1	1
Vincente/Maria Ave	346-013-03	Low Density	R-1	6	0.13	Yes			1	1
560 S Van Buren	346-171-01	Low Density	R-1	6	0.65	Yes			3	3
17000 L Paloma	346-172-24	Low Density	R-1	6	0.26	Yes			1	1
La Paloma/Van Buren	346-172-26	Low Density	R-1	6	0.09	Yes			1	1
La Paloma/Van Buren	346-172-27	Low Density	R-1	6	0.09	Yes			1	1
17000 La Paloma	346-173-01	Low Density	R-1	6	0.20	Yes			1	1
Vicente Ave	346-172-07	Low Density	R-1	6	0.40	No			2	2
17342 Atwood Ave	346-181-02	Low Density	R-1	6	0.06	Yes			1	1
Atwood/Van Buren	346-181-11	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-12	Low Density	R-1	6	0.19	Yes			1	1

Appendix B: Residential Land Inventory



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
Atwood/Van Buren	346-181-13	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-14	Low Density	R-1	6	0.14	Yes			1	1
Atwood/Lincoln	346-181-16	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-17	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-18	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Lincoln	346-181-19	Low Density	R-1	6	0.09	Yes			1	1
17431 Oak St	346-181-21	Low Density	R-1	6	0.09	Yes			1	1
312 BAKER ST	339-391-15	OT	OT	65	0.27	No	68			68
314 BAKER ST	339-391-14	OT	OT	65	0.14	No				
307 BAKER ST	339-392-14	OT	OT	65	0.24	No				
323 BAKER ST	339-392-19	OT	OT	65	0.15	No				
BAKER ST	339-392-15	OT	OT	65	0.25	No				
Totals					25.96		68	107	72	247

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-401-01	425 W. Crowther	0.06	TOD	TOD	95	1		4		5	4	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	Yes
339-401-02	421 W. Crowther	0.11	TOD	TOD	95	1		8		9	8	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in	Yes

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												<p>need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.</p>	
339-401-04	Crowther/Goetz	0.09	TOD	TOD	95	1		6		7	6	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01,</p>	Yes

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												<p>339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.</p>	
339-401-06	415 Goetz Place	0.13	TOD	TOD	95	1		9		10	9	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a small single-family structure. Approximately 70% of lot</p>	Yes

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	
339-401-07	411 Goetz Place	0.10	TOD	TOD	95	1		7		8	7	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is small Single-family structure with an accessory structure. Approximately 70% of lot is vacant and adjacent to higher density residential to the north and lower density residential to the south. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units..</p>	Yes
339-401-10	408 Goetz Place	0.13	TOD	TOD	95	3		9		12	9	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the	Yes

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												<p>existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel has 3 units, with 30% of property vacant. Adjacent to higher density residential to the north and lower density residential to the south. Can feasibly redevelop lot into a higher density use. Although the parcel has less than 50% vacancy, the parcel can be consolidated with the adjacent parcel which is functionally vacant and used as parking.</p>	
339-401-11	417 Evelyn Place	0.26	TOD	TOD	95			21		21	21	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and</p>	Yes

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												<p>redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a parking lot utilized by residential units and warehouse nearby. Can feasibly redevelop lot into a higher density use.</p>	
339-401-13	409 W. Crowther	0.1	TOD	TOD	95	1		7		8	7	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-</p>	Yes

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												<p>unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a small single-family structure. Approximately 65% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.</p>	
339-401-14	405 W. Crowther	0.1	TOD	TOD	95	1		7		8	7	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is a small single-family structure. Approximately 60% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.</p>	Yes

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-401-15	Crowther/Evelyn	0.15	TOD	TOD	95			10		10	10	<p>In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area.</p> <p>Individually, the parcel is part of adjacent parcel with a single-family structure. Includes accessory unit and is 80% vacant.</p>	Yes
339-401-16	341 S Melrose	3.24	TOD	TOD	95		268			268	268	<p>Large Parcel with warehouses, surface parking lot, and truck loading bay. Warehouse takes up approximately 75% of property. Developers have shown interest in the site and have expressed interest in either demo and redevelopment of the large site or adaptive reuse. Two large projects to the east and west, the Herald (215 units) and Cenza (418 units) are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the</p>	Yes

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.	
339-063-01	101 E. Crowther	0.6	TOD	TOD	95		49			49	49	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-063-02	125 E. Crowther	0.25	TOD	TOD	95			21		21	21	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-402-15	Crowther	0.1	TOD	TOD	95			8		8	8	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-431-01	551 W. Crowther	1.35	TOD	TOD	95		112			112	112	Large parcel used as a sales and storage office for lighting business. Adjacent to residential pipeline project. Approximately 60% of parcel is paved parking lot. Adjacent to the Cenza project (415 units) which consolidated parcels to develop a larger project. The parcel can similarly be consolidated to yield more units cumulatively.	Yes
339-091-20	190 W. Crowther	5.91	TOD	TOD	95		490			490	490	Large parcel with industrial use (trucking company). Approximately 60% of parcel is paved parking lot. Adjacent to higher density residential and industrial uses. Can feasibly redevelop to higher density similar to the development directly east of the parcel. Adjacent to the Cenza project (415	No

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												units) which consolidated parcels to develop a larger project. The parcel can similarly be consolidated to yield more units cumulatively.	
339-394-05	116 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Commercial use located in Old Town Placentia. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-04	118 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Restaurant in Old Town Placentia, The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-03	126 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Retail structure in Old Town Placentia, The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-365-26	101 W SANTA FE AVE	0.11	OT	OT	29			2		2	2	Restaurant in Old Town Placentia. Adjacent to retail uses. Located within proximity to various amenities. Site can feasibly redevelop to higher density residential use. Approximately 70% of parcel is paved parking lot. Can feasibly redevelop to higher density residential use.	No
339-364-10	233 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Auto body repair shop adjacent to retail uses. Located in Old Town Placentia. Approximately 70% of the parcel is vacant.	No
339-061-05	220 S BRADFORD AVE	0.26	OT	OT	29			6		6	6	Restaurant with 60% vacancy. Adjacent to union hall, restaurants, and residential uses. Can feasibly redevelop for higher density residential use.	No
339-394-02	128 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Commercial uses located in Old Town Placentia. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Aging commercial (supermarket) building adjacent to commercial and retail uses. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-365-25	109 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Commercial (coffee roasters) building adjacent to commercial and retail uses. The property is located in Old Town Placentia Placentia in the historic core. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35			8		8	8	Placentia Senior Center with surface parking lot, approximately 50% of parcel underutilized or vacant. Can feasibly redevelop lot into a higher density use,	No
339-365-27	149 W SANTA FE	0.34	OT	OT	29			8		8	8	Commercial uses located in Old Town Placentia. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development	No

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-061-06	228 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Existing Use- American Legion, approximately 40% dedicated to surface parking lot in rear, adjacent to commercial and retail. Residential development can be facilitated through the addition of a second story, addition of residential in the rear, or complete redevelopment of the parcel. Residential development would complement existing and adjacent uses. The parcel is within the Old Town historic core, making the parcel attractive for redevelopment. The parcel can feasibly redevelop lot into a higher density use.	No
339-355-14	137 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Existing Use- Commercial, 80% vacant lot behind structure. Adjacent to commercial and residential uses. Can feasibly redevelop lot into a higher density use.	No
339-052-27	132 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- Commercial (tax office). 75% of parcel is dedicated to surface parking. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-365-19	217 S BRADFORD AVE	0.12	OT	OT	29			3		3	3	Existing Use- Commercial. 50% of parcel is dedicated to surface parking. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-061-04	214 S BRADFORD AVE	0.28	OT	OT	29			7		7	7	Existing Use- industrial (auto service). 70% of parcel is dedicated to surface parking.	No

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	
339-052-26	144 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- industrial (auto service). 70% of parcel is dedicated to surface parking. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-393-08	202 W SANTA FE AVE	0.13	OT	OT	29			3		3	3	Large commercial building with frequent turnover. Building is currently vacant. Residential can be developed on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-393-05	220 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Large commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-393-04	222 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and	No

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Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-393-03	224 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan..	No
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Vacant/landscaped parcel adjacent to underutilized commercial use. The underutilized adjacent parcels can be consolidated to provide redevelopment for higher intensity residential use.	No
339-364-15	209 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												uses that can feasible be redeveloped into a higher intensity residential use.	
339-364-13	215 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-364-11	229 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-061-03	200 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Surface parking lot located adjacent to residential uses. Can feasible be redeveloped into a higher intensity residential use.	No
339-355-16	125 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Small city-owned structure on moderate size lot with remaining space surface parking. Approximately 60% of lot is vacant and adjacent to higher density residential and can to feasibly redevelop into a higher intensity residential use.	No
339-052-24	110 S BRADFORD AVE	0.22	OT	OT	35			6		6	6	Two small commercial structures on large lot with remaining space vacant. Approximately 50% of lot is vacant and adjacent to higher density residential which can be consolidated and can feasibly redevelop into a higher intensity residential use.	No
339-355-18	117 S BRADFORD AVE	0.12	OT	OT	35			3		3	3	One large commercial structure on large lot with remaining space vacant. Approximately 50% of lot is vacant and feasibly redeveloped into a higher intensity residential use.	No
339-052-21	102 S BRADFORD AVE	1.81	OT	OT	65		65			65	65	Two church structures on a very large lot. 90% of the remaining lot is surface parking which is being underutilized, which makes this parcel feasible for higher density redevelopment.	No
339-355-20	100 W CHAPMAN AVE	0.32	OT	OT	35			10		10	10	Commercial structure on large lot with remaining space surface parking. Approximately 65% of lot is vacant and can be feasibly redeveloped into a higher intensity residential use.	No
339-355-22	CHAPMAN/MAIN	0.13	OT	OT	35			4		4	4	This parcel contains the Placentia Water Tower. Approximately 80% of this lot is vacant. The tower is now empty and has not stored water since 1993. The decorative tower could be incorporated into redevelopment or removed. It does not preclude development.	No
339-392-22	320 S WALNUT AVE	0.1	OT	OT	65			5		5	5	One large commercial structure on large lot with remaining space surface parking.	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Approximately 60% of lot is vacant and can be feasibly redeveloped into a higher intensity residential use.	
339-392-12	305 S MELROSE ST	0.11	OT	OT	35			3		3	3	A moderate size parcel with no structure on it, just landscaping. This parcel is functionally vacant and feasible for development potential.	No
339-392-07	330 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	The parcel currently is a commercial space which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-392-09	322 W SANTA FE AVE	0.11	OT	OT	35			3		3	3	Small Zumba studio with surface parking in the rear and street parking. Approximately 25% of the lot is surface parking. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-392-08	326 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	The parcel currently is a commercial space which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35			2		2	2	Small vacant building which has not been leased or occupied for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. The parcel is located adjacent to a vacant parcel, and can be consolidated and feasibly be redeveloped into a higher intensity residential use.	No
339-363-19	301 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Small restaurant building with street parking. The property is located in Old Town in the historic core. The Old Town Revitalization Plan allows residential on	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-391-16	400 BAKER ST	0.16	OT	OT	65			9		9	9	Surface parking lot	No
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35			6		6	6	The parcel houses the Old Placentia City Hall and is owned by the City. The City may sell the property if residential units are developed. The Placentia Fire and Life Safety Station 1 is adjacent to this site. The site is considered underutilized as the land value exceeds the improvement value. Residential can be incorporated as a mixed-use, second story residential, retrofit existing to become residential, or a completely new development.	No
339-061-07	234 S BRADFORD AVE	0.17	OT	OT	29			4		4	4	Surface parking lot located adjacent to commercial buildings. Can feasible be redeveloped into a higher intensity residential use.	No
339-355-17	121 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Surface parking lot located adjacent to commercial buildings. Can feasible be redeveloped into a higher intensity residential use.	No
339-363-12	333 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Surface parking lot located adjacent another residential parcel. Can feasible be redeveloped into a higher intensity residential use.	No
339-363-13	329 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Surface parking lot located adjacent another residential parcel. Can feasible be redeveloped into a higher intensity residential use.	No
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Parcel has an existing commercial building. Parcel considered underutilized as land value exceeds the improvement value. The	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. The parcel is adjacent to residential uses and can feasible be redeveloped into residential uses.	
339-365-09	234 S MAIN ST	0.09	OT	OT	29			2		2	2	Surface parking lot located adjacent to residential parcel. Can feasible be consolidated and redeveloped into residential use.	No
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29			8		8	8	Parcel has an existing restaurant building with parklets along W Santa Fe Ave. The parcel is considered underutilized, land value exceeds the improvement value. The parcel may have existing residential uses on the second floor and can add additional stories of residential. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-365-15	235 S BRADFORD AVE	0.09	OT	OT	29			2		2	2	Surface parking lot located adjacent another residential parcel. Parcel can feasible be redeveloped to residential use.	No
339-365-18	219 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	The Old Town Revitalization Plan allows residential on the second story similar to	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.. The parcel is adjacent to a mixed-use building and can be intensified with residential uses similar to the adjacent building. Large parking lot and can feasibly be redeveloped into residential uses.	
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35			1		1	1	Parcel has an existing commercial building. Parcel considered underutilized as land value exceeds the improvement value. The parcel is adjacent to residential uses and can feasible be redeveloped into residential uses. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-06	110 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Surface parking lot located adjacent to another commercial office building. The parcel is relatively close to other residential units and can feasible be redeveloped into a higher intensity residential use. The lot is also adjacent to another parking lot and can be consolidated into a single parcel.	No
339-394-07	100 W SANTA FE AVE	0.07	OT	OT	29			1		1	1	Surface parking lot located adjacent to another commercial office building. The parcel is relatively close to other residential	No

Appendix B: Residential Land Inventory



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												units and can feasible be redeveloped into a higher intensity residential use. The lot is also adjacent to another parking lot and can be consolidated into a single parcel.	
339-032-05	126 N WALNUT AVE	0.91	O	R3	30			20		20	20	Existing church with large vacant space which can potential develop into housing similar to the project at 1314 N. Angelina Ave which developed 65 units on a church property. Parcel has 2 existing attached structures. Approximately 80% of the parcel is vacant or used as parking.	No
341-301-09	E PALM DR	1.13	LDR	R-1	6				6		6	Former oil extraction facility. Adjacent to low density residential. Can feasibly redevelop into single-family residences similar to surrounding uses.	No
						10	984	314	6	1,314	1,304		

Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
339-451-01	500-511 Cameron St.	0.89	Industrial	M (PMD)	TOD	95	73	40		33	Two parcels with existing industrial buildings. Approximately 55% of the lot is dedicated to parking. Adjacent to this parcel is a multi-family residential unit and across from E Santa Fe Ct are single-family residential units. The parcels can feasible be redeveloped to residential use.
339-451-14	510 Cameron St.	0.29	Industrial	M (PMD)	TOD	95	24	16		8	Existing industrial building on the parcel with approximately 40% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type

Note: Almost all candidate sites in the TOD and OT zones are adjacent to each other and may be redeveloped as single parcels or may be consolidated with other candidate sites and redeveloped to yield more units cumulatively.

Appendix B: Residential Land Inventory



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-06	516 Cameron St.	0.34	Industrial	M (PMD)	TOD	95	28	16		12	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-05	530 Cameron St.	0.49	Industrial	M (PMD)	TOD	95	40	18		22	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-03	531 Cameron St.	0.58	Industrial	M (PMD)	TOD	95	48	22	26		Existing industrial building on the parcel with approximately 60%

Appendix B: Residential Land Inventory



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-02	521 Cameron St.	0.37	Industrial	M (PMD)	TOD	95	30	16		14	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-13	515 S. Melrose St.	1.54	Industrial	M	TOD	95	127	62	65		Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not

Appendix B: Residential Land Inventory



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-12	505 S. Melrose St.	1.12	Industrial	M	TOD	95	92	41		51	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-11	330 W. Crowther Ave.	0.59	Industrial	M	TOD	95	48	22		26	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-14	420 W. Crowther Ave.	1.55	Industrial	M	TOD	95	128	58		70	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned

Appendix B: Residential Land Inventory



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-10	440 W. Crowther Ave.	0.53	Industrial	M	TOD	95	43	20		23	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-07	480 W. Crowther Ave.	3.34	Industrial	M	TOD	95	277	128	149		Existing industrial building on the parcel with approximately 30% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-06	550 W. Crowther Ave	2.87	Industrial	M	TOD	95	238	128		110	Existing industrial building on the parcel. The parcel is considered underutilized, land value exceeds

Appendix B: Residential Land Inventory



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											improvement value. The parcel is adjacent to another parcel enabling consolidation and redevelopment for higher intensity residential use. Approximately 50% of the parcel is vacant.
346-162-01	Orangethorpe/Jefferson	0.47	HDR	R-3	HDR/R3	30	13			13	Vacant land
346-162-02	Orangethorpe/Jefferson	4.55	HDR	R-3	HDR/R3	30	123		54	69	Vacant land
346-331-02	601 S. Lakeview Ave.	4.55	HDR	R-3	HDR/R3	30	123		54	69	Vacant land
346-331-03	Lakeview Loop/Veterans Wy	0.13	HDR	R-3	HDR/R3	30	3			3	Vacant land
346-331-11	625 S. Lakeview Ave.	0.53	HDR	R-3	HDR/R3	30	14			14	Vacant land
346-331-27	2006 E. Lakeview Loop	0.38	HDR	R-3	HDR/R3	30	10			10	Vacant land
346-331-29	2018 E. Lakeview Loop	0.39	HDR	R-3	HDR/R3	30	11			11	Vacant land
346-331-30	613 S. Lakeview Ave.	0.45	HDR	R-3	HDR/R3	30	12			12	Vacant land
346-331-32	1958 E. Veterans Way	0.81	HDR	R-3	HDR/R3	30	22			22	Vacant land
346-164-24 346-164-23	513 S. Van Buren St. 503 S. Van Buren St.	0.17 0.21	HDR HDR	R-3 R-3	HDR/R3 HDR/R3	30 30	12			12	503 and 513 S Van Buren are currently under construction to develop 12 above moderate units. The parcel previously had a single-family residential unit with 70% vacant, undeveloped land. There was an accessory unit that was located on the western border of the parcel. Adjacent to soon-to-be completed 139 unit development. Vacant land
Totals		27.1					1,539	587	348	604	



Figure B-10: Vacant Sites

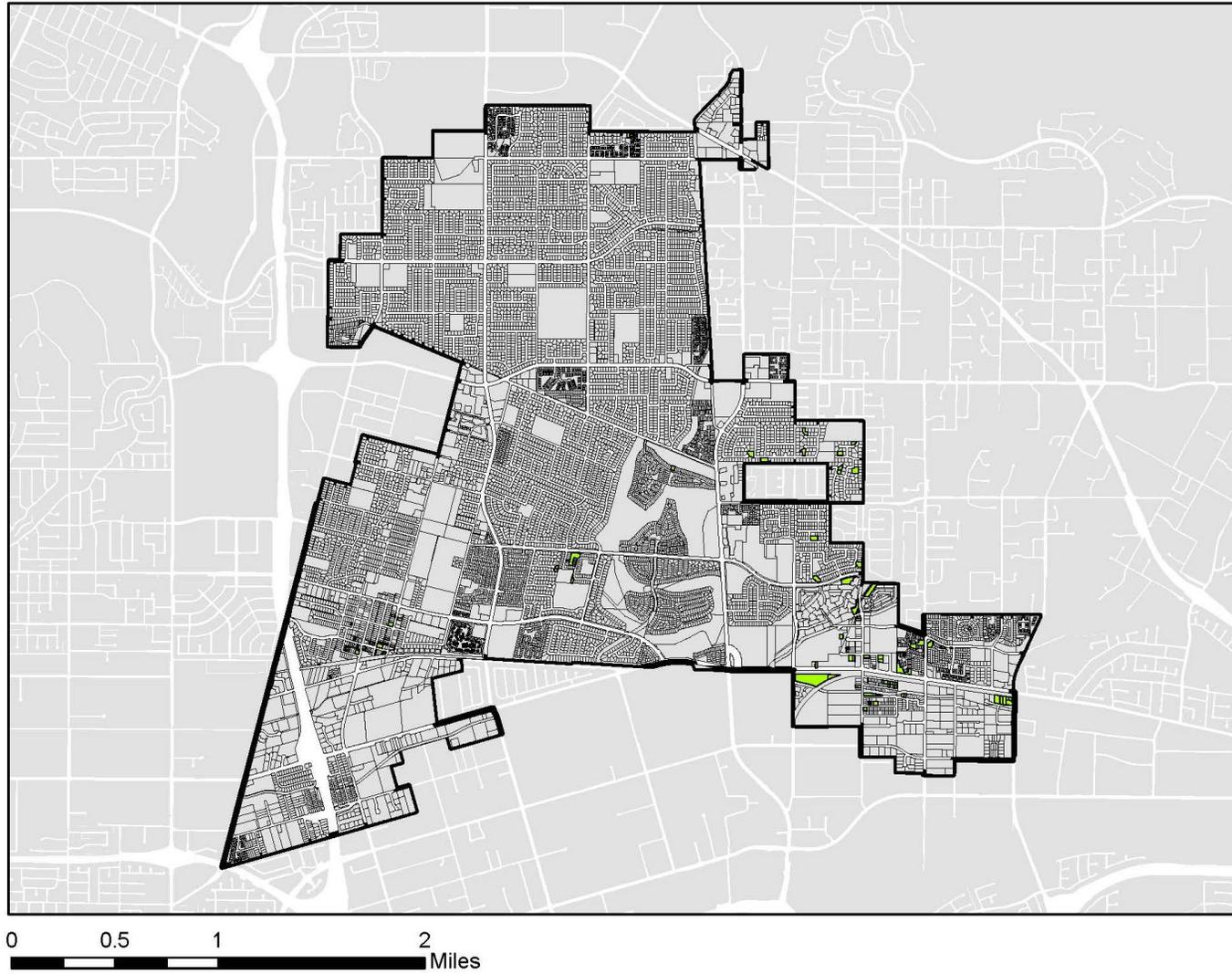




Figure B-11: Underutilized Sites

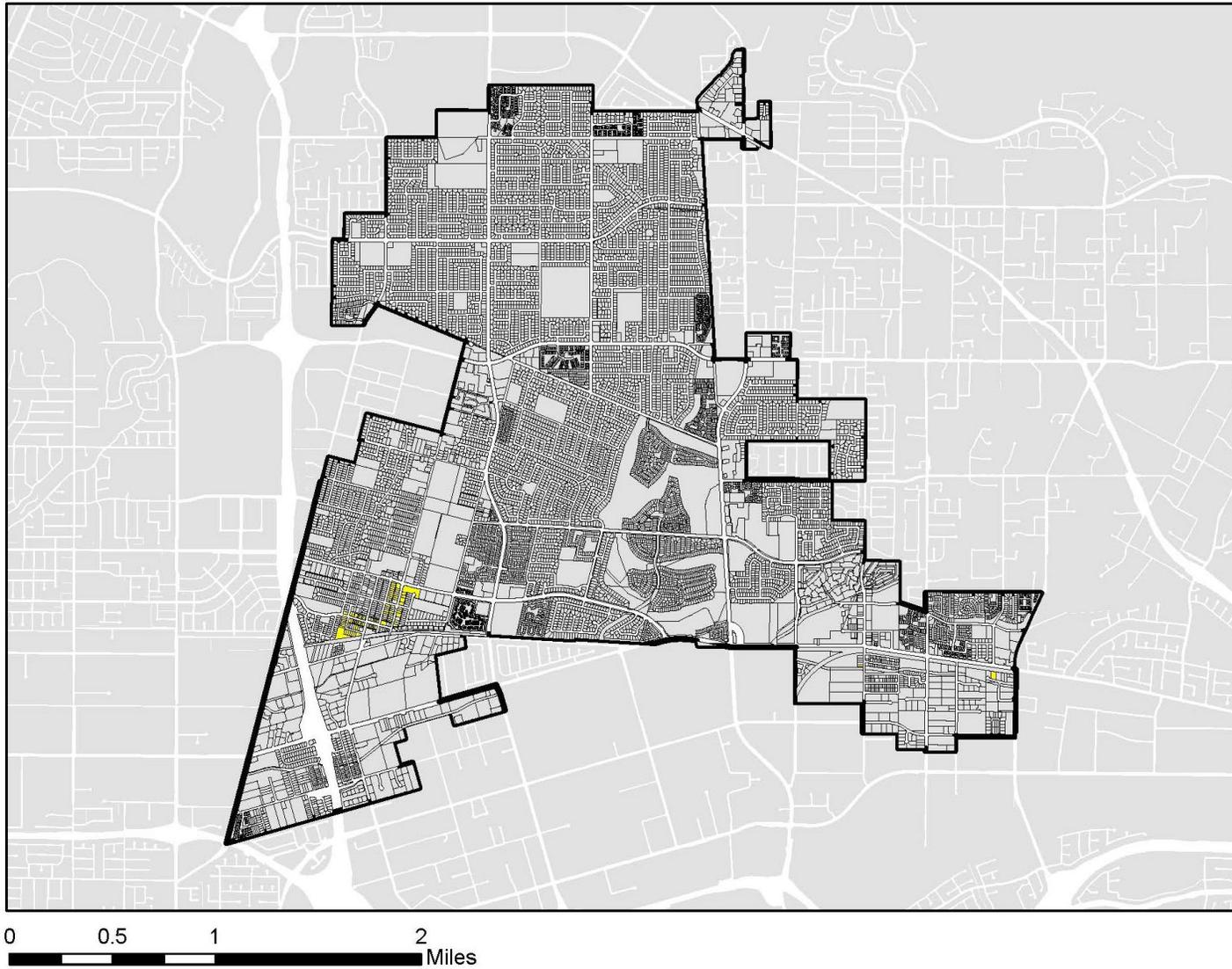
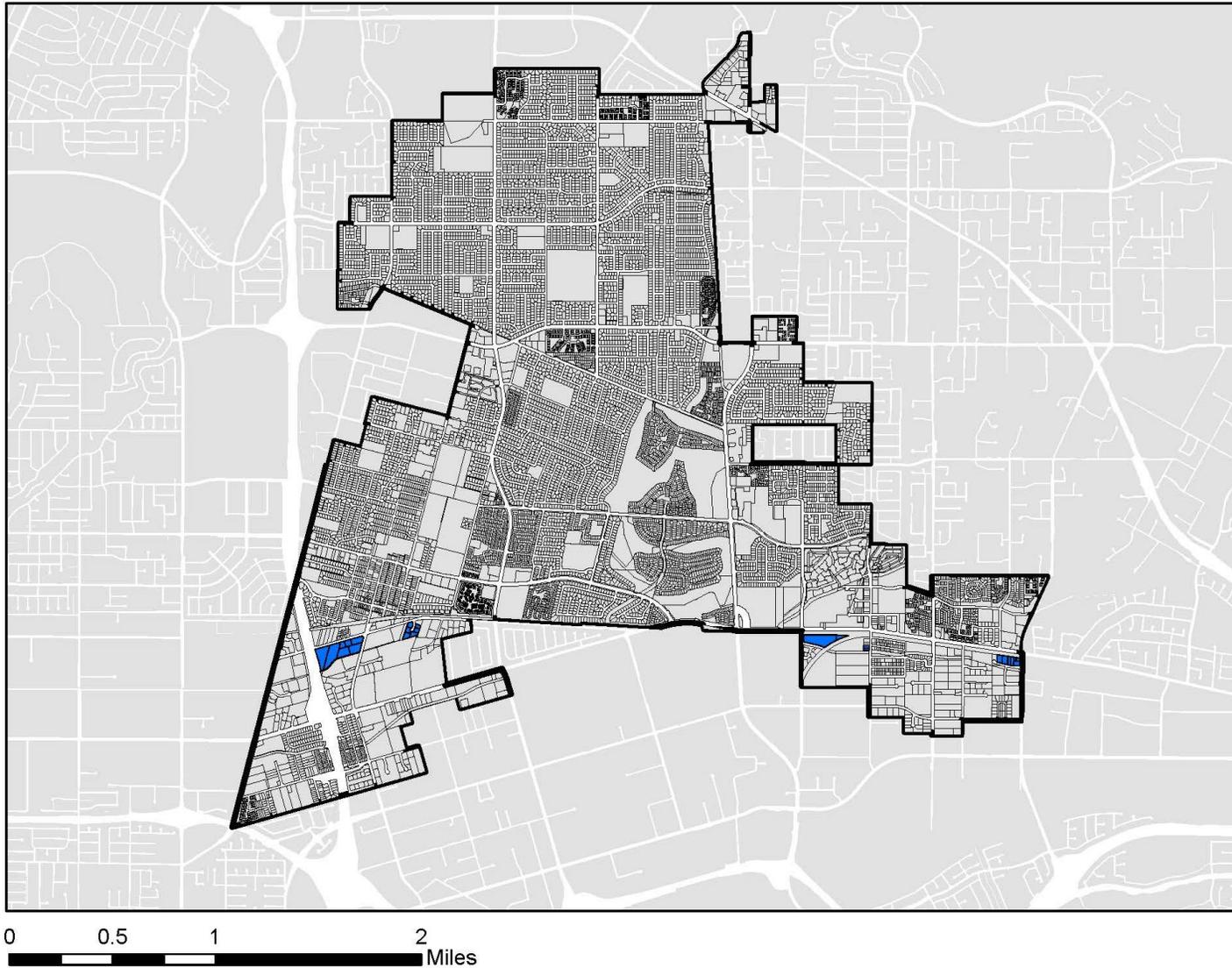




Figure B-12: Candidate Sites for Rezoning





Appendix C: Review of Housing Element Performance

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the City’s 2021 Housing Implementation Program.

Table C-1 summarizes the programs contained in the previous Housing Element along with the City’s progress in implementation.

Table C-2 presents the City’s progress in meeting the quantified objectives from the previous Housing Element.

During the prior planning period the City has been very successful in addressing the housing needs of special needs populations.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of “navigation centers” based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of these Navigation Centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and ongoing operation of the Navigation Centers. A Memorandum of Understanding was prepared and presented to the City Councils of all thirteen city governments for execution in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia

Appendix C: Review of Housing Element Performance



occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Programs 1.4, 1.14 and 2.3 identify actions the City is taking to address homelessness.

In addition to the Placentia Navigation Center, the City successfully facilitated development of a 189-unit 100% low-income deed-restricted housing development (USA Properties, Figure B-1). The project is currently under construction adjacent to the Placentia Metrolink Station.

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
HE-1.1: Manufactured Housing and Mobile Homes	Use of Manufactured Housing	Zoning Code amendment by June 2014	Ongoing.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Encourage new housing in proximity to transportation, employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled to start late 2019. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development. The City successfully applied for and received SB2 and LEAP Grant funding.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Continue to encourage the provision of emergency shelters, transitional and supportive housing	Ongoing	PMC Ch. 23.47 amended to permit emergency shelters in the M Zone. The City of Placentia purchased a property at 731 S. Melrose Street, Placentia, and constructed a 100-bed homeless shelter, which opened in March 2020.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Annual review, revisions as appropriate	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is a strong candidate for competitive grant funding. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
			SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing, Annual Review	Completed/Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years. Ordinance No. O-2017-05 adopted by City Council in July 2017 codifies Old Town Development Standards including a sub-area allowing high density housing by right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre.
HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual update of inventory	Ongoing. The City provides the inventory of vacant and underutilized land upon request by developers, including affordable housing developers and routinely discusses these parcels with developers. The City has budgeted consulting services with a private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land. The City is in the process of selling these vacant lands to qualified developers. The City keeps a list of vacant and under-utilized sites that are owned by the City and/or City-related agency.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 8 acres to permit residential development at a density of 30 du/ac (or an amount of land needed to accommodate at least 231 units at an alternate density of more than 30 units/acre).	Prior to October 2014	Completed. Ordinance No. O-2017-05 adopted by the City Council in July 2017 codifies the Old Town District Development Standards which includes a sub-area allowing high-density residential housing by right without a discretionary review nor public hearing, at a density up to 65 dwelling units per acre for an area exceeding 1.27 acres. The maximum density for this sub-area is up to 65 dwelling units/acre. In addition, TOD Zone was also adopted in 2017 at densities of 65-95 du/ac).
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.
HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	67 ELI Units by 2021	Annual consultation with affordable housing developers, or as	Completed. The completion and occupancy of 49 very low income units in 2020 (the Veteran's Village development) contributes to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
		development opportunities arise	developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort. (John, also see attached 189 unit USA Properties staff report. Some of those units may be extremely low).
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	2/1/2014	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses. (John see PMC CH. 23.23, adopted in 2002. Not sure if it is consistent with State law).
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives and density bonuses for senior housing development. On December 1, 2020, City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. (see attached staff report)
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	Ongoing	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	Ongoing	Completed/Ongoing. The City has not implemented an incentive program at this time, however the issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to this as qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-1.15: Transit-Oriented Development	Encourage Transit-Oriented Development	Ongoing	Completed and ongoing. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station and allow Transit Oriented

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
			Development. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone, both of which surround the proposed facility.
HE-1.16: Single-Room Occupancy Units (SROs)	Facilitate development of SROs	Ongoing	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures thereto. (John, see PMC CH. 23.24)
HE-1.17: Review and Revise Residential Parking Requirements	Adopt appropriate parking requirements for new TOD and mixed-use development; Review existing multi-family parking standards and revise as necessary	2014	Partially completed. The City will review and propose amendments to its city-wide residential parking requirements during the forthcoming General Plan and Zoning Code updates. The City has already adopted significantly reduced parking requirements for the newly adopted Transit Oriented Development (TOD) Zone and Old Town District Zone, both of which were adopted in 2017.
HE-1.18: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	Zone Code amendment in 2014	Completed and Ongoing. The City will address potential regulatory incentives through the General Plan, Zoning Code, and newly adopted Transit Oriented Development (TOD) Zone and Old Town Zone, both of which were adopted in 2017 and both of which encourage lot consolidation. To date, 633 units have been entitled in the TOD District. One development consists of two lots being consolidated to accommodate the new TOD development and the other consists of seven lots consolidated to accommodate the new TOD development.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.
HE-2.2: Section 8 Rental Assistance	Provide information regarding housing assistance	Ongoing	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
HE-2.3: Reasonable Accommodation Procedures	Provide reasonable accommodation in housing regulations for persons with disabilities	Ongoing	On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	Ongoing	The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE 2.5: Zoning Regulations	Revise the Municipal Code definition of family consistent with current law	March 2014	In process - not yet completed.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	Ongoing	Ongoing/Completed. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.
HE-3.4: Energy Conservation and Sustainable Building Practices	Energy conservation/reduced utility costs	Continue to provide energy conservation educational materials to residents	The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally, on December 6, 2016, the City Council adopted Ordinance No. O-2016-07 adopting the new 2016 California Building Codes, including the latest Green Building Code and the City Council has authorized incentivizing increased compliance with Title 24 through building permit fee reduction.
HE-3.5: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent	Ongoing coordination with the County and nonprofits	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue

Appendix C: Review of Housing Element Performance



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
	blight and deterioration in neighborhoods		monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.6: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Completed and ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant buildings. In addition, in late 2020, the City adopted the International Property Maintenance Code, 2018 Edition (latest edition). The City continues to enforce the Vacant Building Ordinance through its Code Enforcement, Planning, and Building Divisions.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do establish, relationships with non-profit and for-profit housing partners. The City issued building permits for 49 very low income units in 2018 (the Veteran's Village development) and qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-4.2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.

Appendix C: Review of Housing Element Performance

Table C-2 – Progress in Achieving Housing Element Quantified Objectives, 2013-2021

Program	Quantified Objective	Level of Achievement
New Construction		
Extremely Low	67	49
Very Low	66	
Low	98	-
Moderate	90	40
Above-moderate	209	343
TOTAL	530	432
Rehabilitation		
Acquisition/Rehabilitation		-
Extremely Low	2	-
Very Low	2	-
Low	2	-
TOTAL	6	-
Placentia Rehabilitation Grant Program		-
Very Low/Low	30	-
Preservation/Conservation		
At-Risk Units	Imperial Villas- 58 Moderate	58



Appendix D: Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City has completed the following outreach and analysis.

1. Outreach

As discussed in the Public Participation appendix, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City’s dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email. Please refer to Appendix A for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 2.1 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.



2. Fair Housing Assessment

This section provides an assessment of fair housing issues in Placentia including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

A. Fair Housing Enforcement and Outreach Capacity

The primary fair housing organization serving Placentia is the Fair Housing Council of Orange County (<https://www.fairhousingoc.org/>). The FHCOC was formed in 1965 in the wake of the civil rights movement that resulted in the Civil Rights Act of 1964. The Council incorporated in 1968, the same year that Congress extended civil rights protections to cover housing with the adoption of the Fair Housing Act. Under the direction of a volunteer board of directors and staff, the agency works to fulfill a mission of protecting the quality of life in Orange County by ensuring equal access to housing opportunities, fostering diversity and preserving dignity and human rights. An operating member of the National Fair Housing Alliance, the FHCOC works to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire. Services provided by the Fair Housing Council include fair housing enforcement and education, landlord/tenant counseling, mediation and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available to low-to-moderate income clients free of charge and to others for a moderate donation. Services are available in English, Spanish, and Vietnamese.

Orange County

The County of Orange acts as lead agency for the “Urban County,” which includes 21 non-entitlement cities. Placentia is a participating city in the Urban County Program. The most recent Orange County Analysis of Impediments to Fair Housing Choice (the “AI”) was adopted in June 2020 and includes a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively furthering fair housing. The Lawyers’ Committee for Civil Rights Under Law (Lawyers’ Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared the AI. To provide a foundation for the conclusions and recommendations presented in this AI, the following information was reviewed and analyzed:

- Data from the U.S. Census Bureau, American Community Survey and other sources about the demographic, housing, economic, and educational landscape of the county, nearby communities, and the broader region;
- Various County and city planning documents and ordinances;



- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.

As required by federal regulations, the AI draws from the sources listed above to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the County as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AI identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

To ensure that the analysis contained in the AI truly reflects conditions in the community and that the goals and strategies are targeted and feasible, the participation of a wide range of stakeholders is of critical importance. A broad array of outreach was conducted through community meetings, focus groups, and public hearings.

In preparing this AI, the Lawyers' Committee reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County.

Beginning in October 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton (which is immediately adjacent to Placentia). Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials.

Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI was translated into Spanish and Vietnamese. Public hearings and City Council meetings were held throughout the County.

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Orange County. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Placentia, to ensure equal access to housing. FHCOC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair



Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and Southeast Los Angeles County.

The 2020 Orange County AI reported that:

- FHCOC regionally conducted or participated in 467 education and/or outreach activities. Regionally, over 9,550 people were served by these activities. Through its various regional outreach efforts FHCOC distributed over 82,130 pieces of literature on fair housing, its services and other housing-related topics. Additionally, throughout Orange County FHCOC held 32 training sessions for rental property owners/managers. FHCOC presented 16 fair housing seminars, 70 general fair housing workshops
- On a regional basis, FHCOC staff received 363 allegations of housing discrimination and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. FHCOC also conducted 362 systemic onsite tests, either paired or 'sandwich', 51 tests occurring in the jurisdiction and 215 other testing activities.
- On a regional basis, activities provided by FHCOC included assisting 7,664 unduplicated households addressing 24,766 issues, disputes and/or inquiries.

City of Placentia

As seen in Figure D-1, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Placentia. FHEO inquiries allow residents to submit complaints or questions related to their housing situation. The goal of the FHEO program intends to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. Inquiries are not official cases and may have been dropped by a residents for different reasons.

In the City of Placentia, there were a total of 10 FHEO inquiries from 2013 to 2021. Of the 10 inquiries:

- Four failed to respond after the inquiry was made and processed,
- Two were not pursued by the resident who made the inquiry,
- One was found to have no valid basis,
- Two were found to have no valid issue,
- One classified as "other" in FHEO categories.

When inquiries are made, they are categorized and approved into different protected classes such as disability, race, and religion among others. HUD reported four inquiries



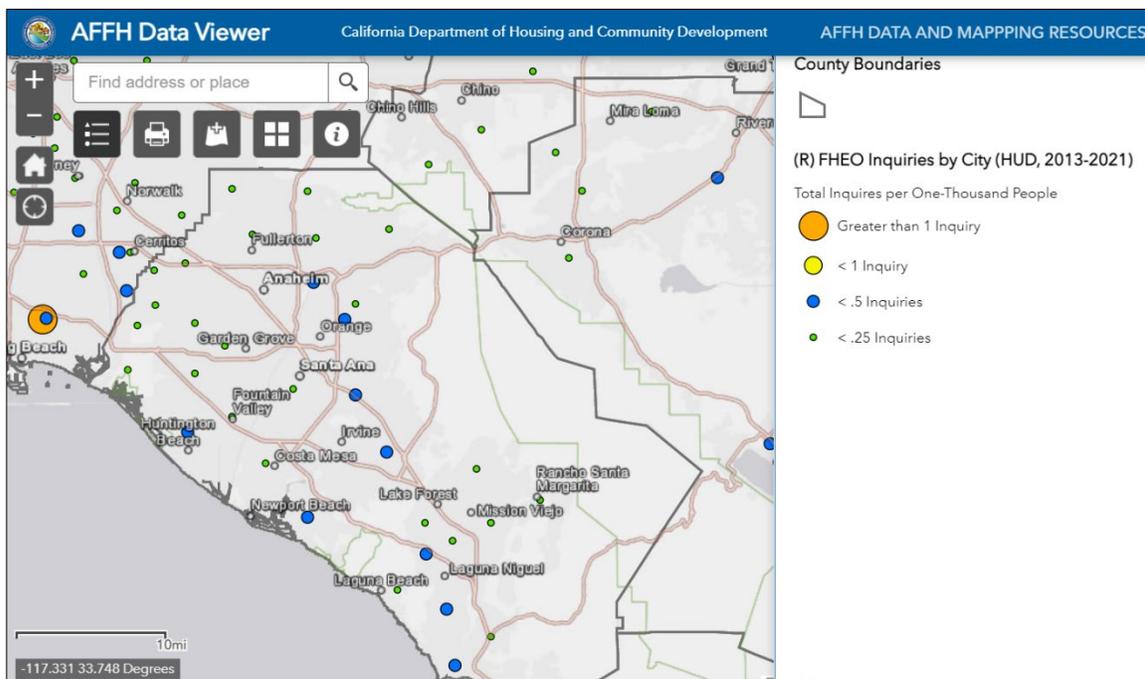
related to disability. One individual inquiry may be classified in multiple protected groups.

In comparison to surrounding jurisdictions, Placentia had an inquiry rate 0.19 inquiries per one-thousand people. This rate was lower compared to cities with higher rates such as Brea (0.25 per one-thousand), Fullerton (0.20 per one-thousand), Anaheim (0.37 per one-thousand), and Orange (0.42 per one-thousand). Northward to Los Angeles County, more instances of communities that are populous areas receive more inquiries.

To address potential discrimination based on disability status and other protected classes, the City has added the following policy actions in the Housing Plan:

- Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities
- Program HE-1.14: Housing for Persons with Special Needs
- Program HE-1.12: Development of Senior Housing
- Program HE-1.13: Development of Housing for Larger Families

Figure D-1: FHEO Inquiries – Orange County and Placentia



Capacity to Address Fair Housing Complaints

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. The City continues to contract with the FHCOC to implement the regional Fair Housing Plan (AI) and to offer fair



housing services and tenant/landlord counseling to residents. The FHCOC provides the following services to Orange County residents, including Placentia residents:

- Serving as a fair housing resource for the region, including implementation of an affirmative fair housing marketing plan, testing, and complaint verification;
- Responding to all citizen complaints regarding violation of fair housing laws;
- Providing tenant-landlord counseling to all inquiring citizens;
- Promoting community awareness of tenant-landlord rights and responsibilities;
- Reporting monthly on complaint processing;
- Providing fair housing education to residents, County staff, community organizations, agencies, and service providers;
- Increasing the supply of affordable housing in high opportunity areas;
- Preventing displacement of low- and moderate-income residents, seniors, and people with disabilities;
- Increasing community integration for persons with disabilities;
- Ensuring equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness; and
- Expanding access to opportunities for protected classes.

The FHCOC ensures that the City's fair housing practices are consistent with State law and that residents have the tools and resources they need to address fair housing issues appropriately. The City relies on the FHCOC to track, monitor, and investigate fair housing cases as well as hold training sessions for property owners/managers within the City and throughout the region.

Fair Housing Laws

The City is in compliance with existing fair housing laws, and often seeks to go beyond State requirements to address fair housing and access to affordable housing. The following lists State and local fair housing laws and specifies how the City complies:

State

- **California Fair Employment and Housing Act (FEHA):** The City continues to implement and update programs to promote fair and equal access to housing. The City continues to disseminate information regarding fair housing in a variety of locations and seek funding to support FHCOC.
- **Government Code section 65008:** The City continues to implement programs that encourage affordable housing development. The City implements



Programs HE-1.2, 1.3, 1.6, 1.8, and 1.10 that comply with State's requirement for fair review of affordable housing development.

- **Government Code Section 8899.50:** The City implements programs and actions in compliance with State law that affirmatively furthers fair housing. As detailed in the Housing Plan, the City administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The City promotes State-funded programs and actions, such as the First-Time Homebuyer Loan Program, on the City's website and at the public counter. The City continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The City established a Density Bonus Ordinance consistent with State Density Bonus Law. The City provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities. The Housing Plan includes a program ensuring the City maintains compliance with Density Bonus Law updates.
- **No-Net-Loss Law:** Appendix B: Residential Land Inventory, details how the City maintains adequate sites to accommodate all income categories for RHNA.
- **Excessive Subdivision Standards:** The City continues to update its Zoning Ordinance, waive certain development fees, and offer incentive packages to facilitate housing development.
- **Housing Element Law:** The City identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.

Local

- **Local Ordinances:** The City has multiple local ordinances that establishes procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices.
- **Housing Plan:** The Housing Plan details the City's goals, policies, programs, and objectives. The City addresses the need for additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for current and future residents of Placentia.

B. Patterns of Integration and Segregation

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some



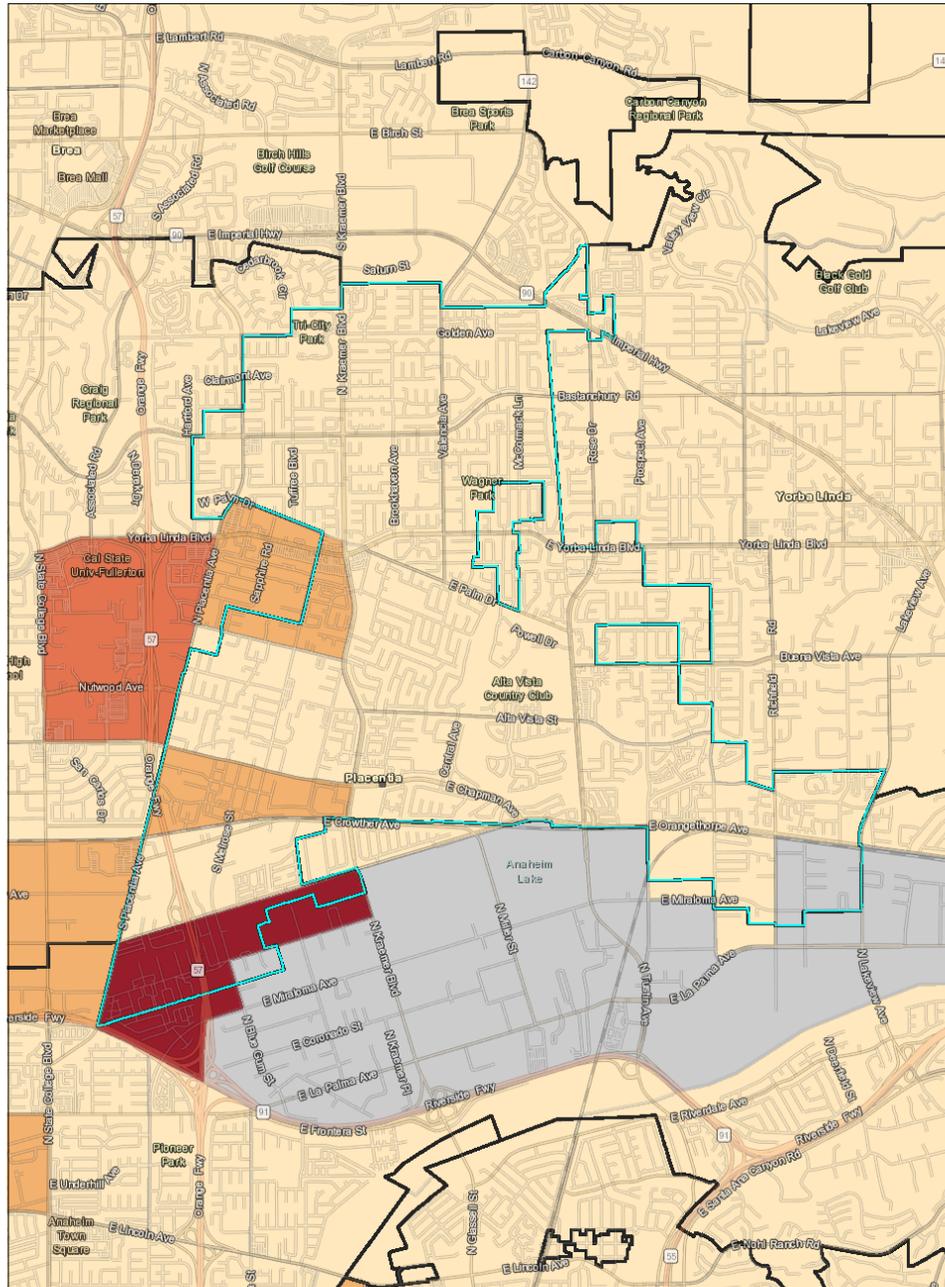
residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Table D-1 shows two census tracts within the City that are susceptible to displacement risk. Displacement risk means that, in the most recent year with reliable census data, a census tract had characteristics which are strongly correlated with more low-income renter population loss than gain. The model estimates that more low-income households left these neighborhoods than moved in. Tract 06059011720 has a lower median income than tract 06059011721 at \$46,148. Tract 06059011721 has a higher percentage of low-income households, and higher percentage of renter-occupied units compared to tract 06059011720. Tract 06059011720 is probable to displacement risk and tract 06059011721 is elevated for displacement for very low- and low-income households. Figure D-2 shows the estimated displacement risk in the City of Placentia. The darker red census tract located in the southern borders of the City has an elevated displacement for the Very Low- and Low-income households (Census tract 06059011720).

Table D-1: Neighborhood Segregation Household Data					
Census Tract	Median Income	Low Income Households	Speak English Less than Very Well	Renter-Occupied	Displacement Risk
06059011721	\$64,531	54.9%	22.1%	68.8%	Probable Displacement Risk
06059011720	\$46,148	76.4%	33.7%	82.7%	Elevated Displacement for Very Low- and Low-income households



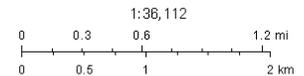
Figure D-2: Estimated Displacement Risk in Placentia



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(R) Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement
- City/Town Boundaries



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1) Race and Ethnicity

Segregation is defined as the separation or isolation of race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealing between persons or groups, by separate educational facilities, or by other discriminatory means.

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between two groups. The index score can be understood as the percentage of one of two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60 percent, of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Table D-2 displays the racial composition of the Orange County Region compared to the City of Placentia. Overall, the data shows that the City is diverse and is follows similar trends to the county. According to the 2017-2021 American Community Survey, the majority of residents were white (38.2 percent), 16.2 percent were Asians, and 2.5 percent were black or African Americans. Approximately 39.1 percent of the City’s residents identify as Hispanic or Latino.

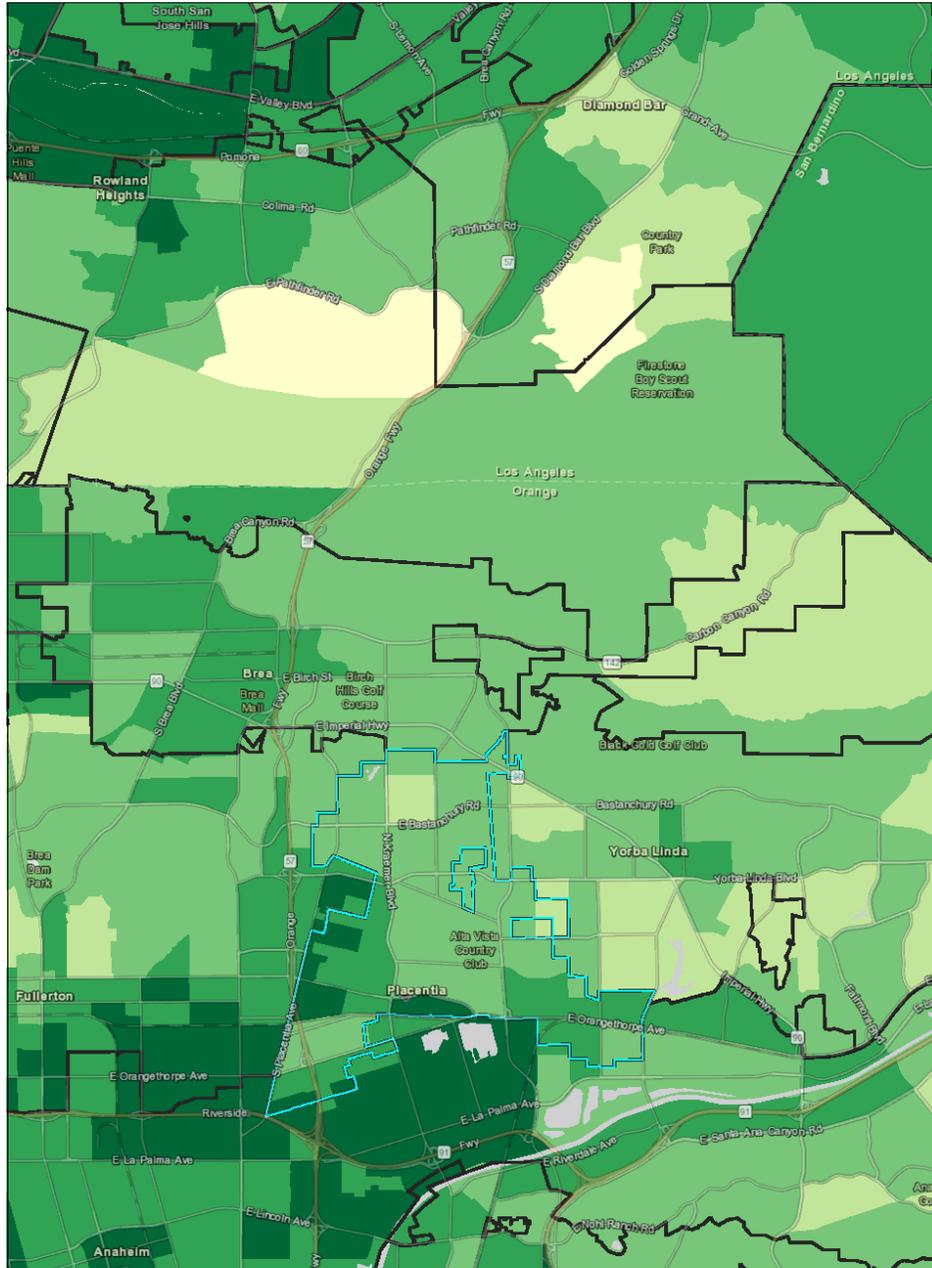
Race/Ethnicity	Orange County	City of Placentia
White, Non-Hispanic	39.0%	38.2%
Black, Non-Hispanic	1.6%	2.5%
Hispanic or Latino	34.0%	39.1%
Asian or Pacific Islander	21.4%	16.2%
Native American	0.1%	0.0%
Two or More Races	3.5%	3.5%
Other	0.3%	0.5%

Source: ACS 5-Year Estimates, B03002, 2021 5-Year Estimates

Figure D-3 Placentia Diversity Index, 2010 and 2018 uses data from ESRI 2010 and 2018 demographic estimates. The figure shows the diversity index by block group within the City. The western portion of the City has high diversity (85 percent – 100 percent) whereas the northern portion of the City has less than moderate to moderate (40 percent to 55 percent). In 2018, the area north increased in diversity.



Figure D-3 Placentia Diversity Index, 2010 & 2018



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- City/Town Boundaries
- ≤70.000000
- (A) Diversity Index (2018) Block Group
- ≤85.000000
- Lower Diversity
- Higher Diversity
- ≤55.000000

1:72,224

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As seen in Figure D-4, the percentage of non-white population in Placentia is highest in the southeastern portion of the City and is similar to the adjacent areas in Anaheim and Fullerton, while the northern and northeastern areas have the lowest non-white proportion similar to the adjacent areas of Yorba Linda. In describing the County-wide racial and ethnic make-up, the County AI (p. 122) states that, “In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county.” This countywide distribution is illustrated in Figure D-5.

Figure D-4: Racial Demographics - Placentia

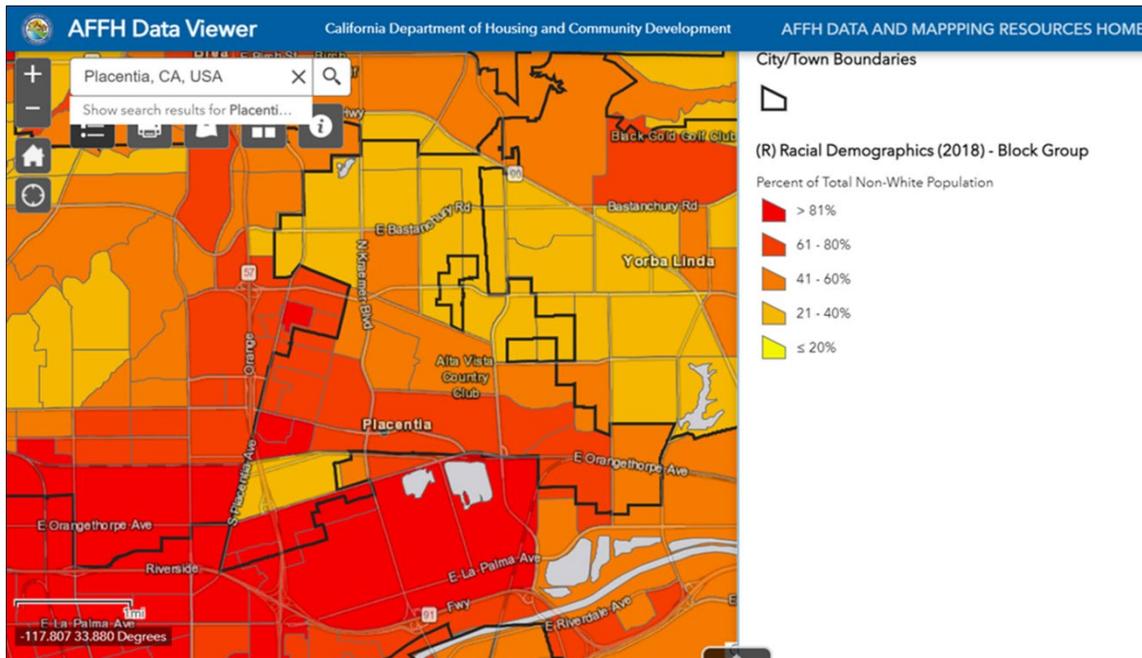
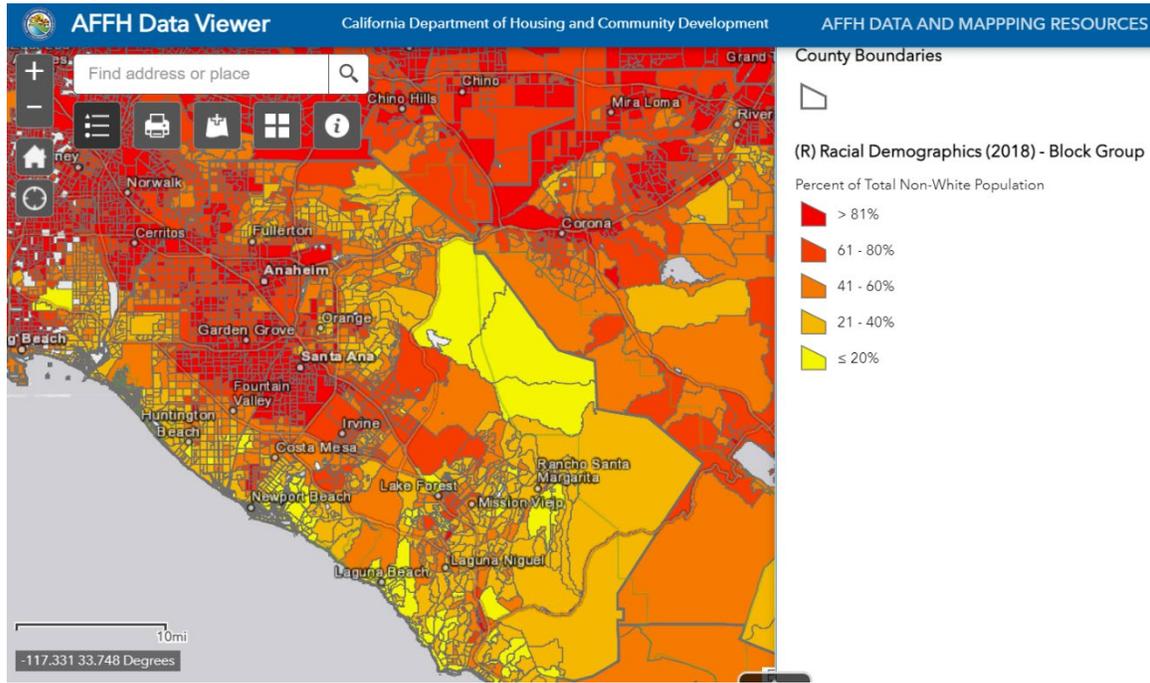




Figure D-5: Racial Demographics – Orange County



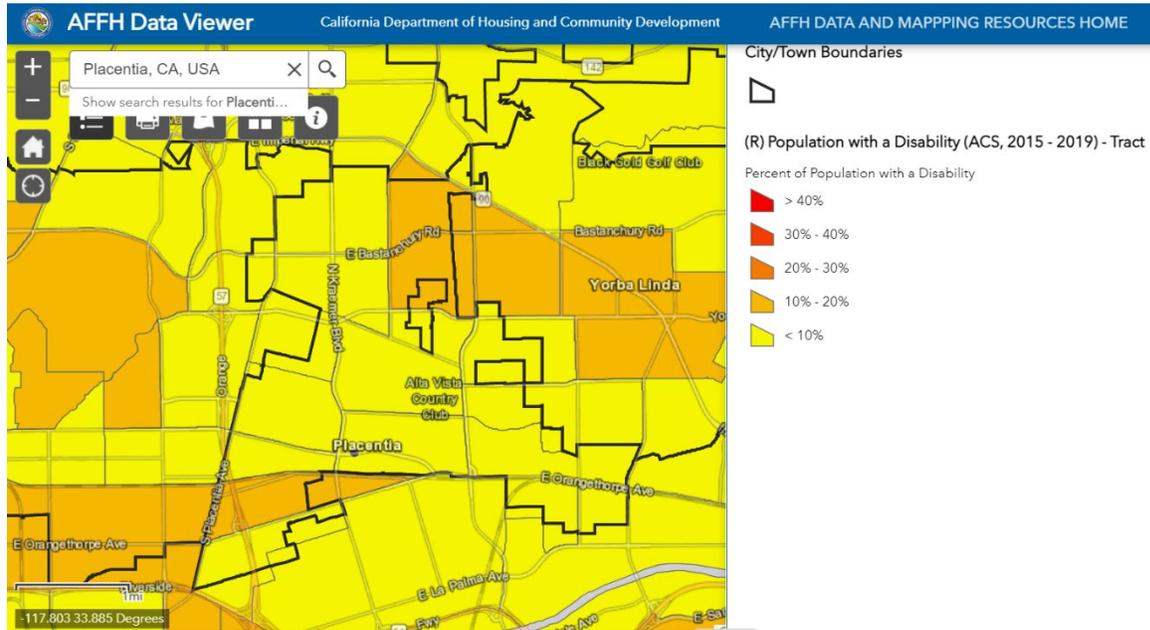
2) Persons with Disabilities

As shown on Figure D-6, higher percentages of disabled residents (10-20%) are located in the northeastern and southwestern portions of the city while the disability rate in other areas of the city is under 10%.

Additional data regarding the number of people with disabilities by disability type in Placentia is provided in Figure 2-20 of Chapter 2: Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are 392 persons with developmental disabilities within the ZIP code areas that encompass the City of Placentia.



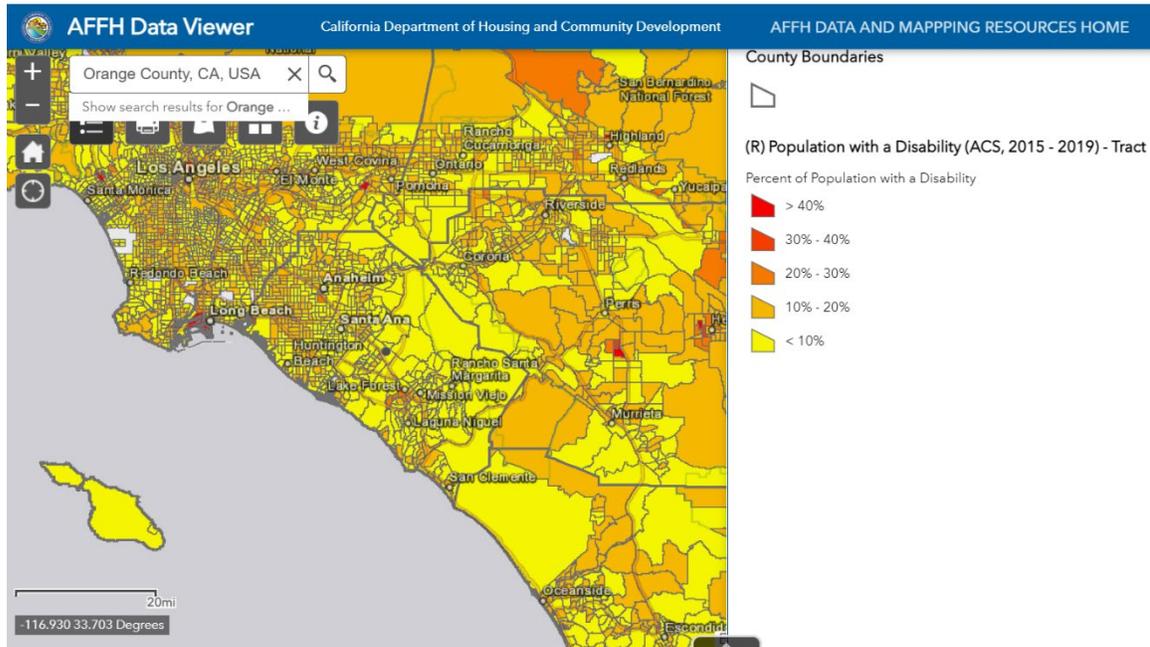
Figure D-6: Population with a Disability – Placentia



The Orange County AI discusses disability information countywide. According to the AI, “Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county” (see Figure D-7). This is reflected in the fact that six of the eight cities that have higher concentrations of persons with disabilities are in northern Orange County.



Figure D-7: Population with a Disability – Orange County



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Placentia facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

Under the Federal Housing Administration, housing providers (e.g., landlords, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 12.6% of Placentia households are female-headed (compared to 14.3% in the SCAG region), 5.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are



female-headed and with children under 6 (compared to 1.0% in the SCAG region). Figure D-8 shows the percentage of children living in married couple households in Placentia while Figure D-9 shows similar data for the county as a whole.

Figure D-8: Percentage of Children in Married Couple Households - Placentia

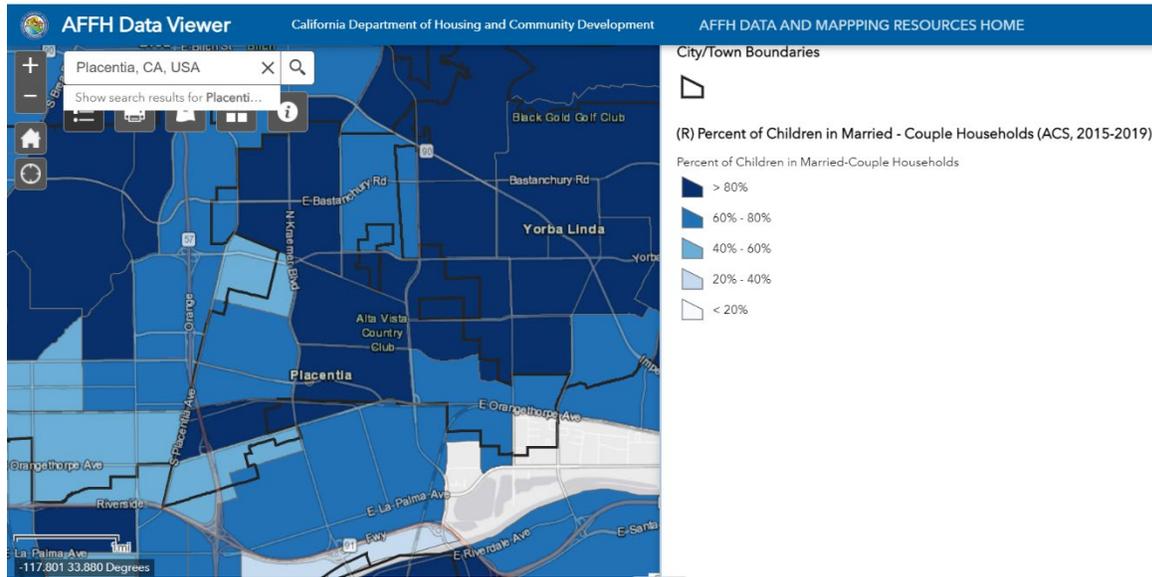


Figure D-9: Percentage of Children in Married Couple Households – Orange County

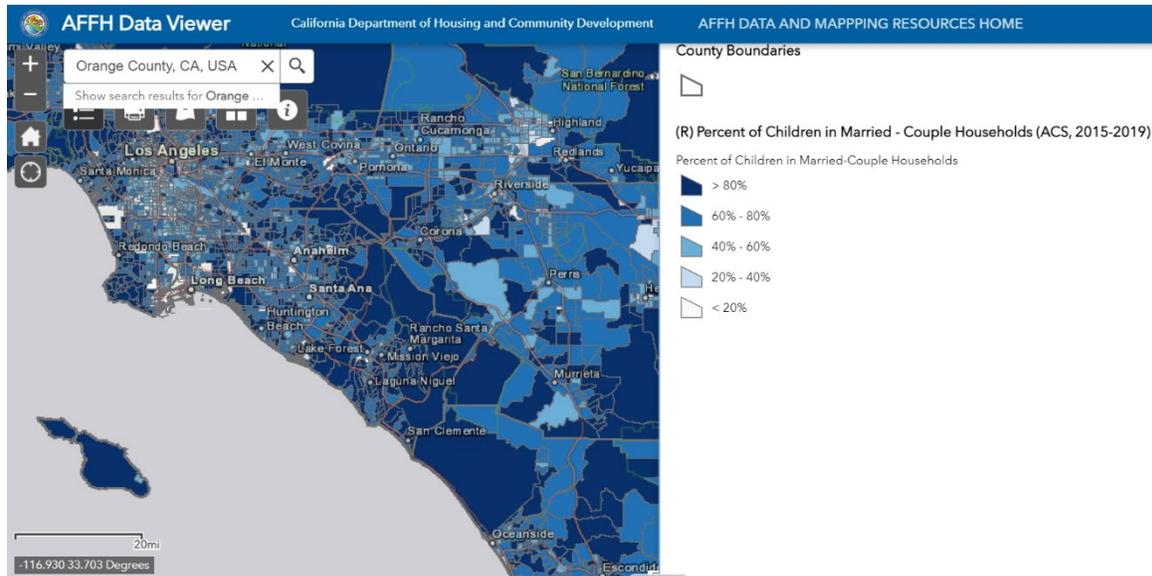


Table D-3 displays the household type for the State, County, and City. Overall, the City has the highest percentage of family households than the County and State; this includes married-couple family households and those with children. Of the three jurisdictions, Placentia has the lowest percentage of non-family households at approximately 6 percent below than the county and 8.5 percent less than the State.



Table D-3: Population by Familial Status, Compared by Geography, 2021

Familial Status	City of Placentia	Orange County	California
Family Households	77.1%	71.1%	68.6%
Married-Couple Family Households	58.4%	54.2%	49.5%
Female Householder, no spouse present	12.6%	11.5%	12.9%
With Children	34.2%	29.9%	29.5%
Non-Family Households	22.9%	28.9%	31.4%
Total Households	16,371	1,057,592	13,217,586

Source: American Community Survey, 5-Year Estimates, S1101, 2021

4) Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure D-10 shows that most of the City has fewer than 50 percent of its population within LMI groups, although some areas in the western portion of the city are above 50% LMI.

Countywide, larger LMI concentrations are located in the central portion of the county to the west and south of Placentia, in Anaheim, Santa Ana, Orange and Costa Mesa. The student population at UC Irvine has the highest percentage of poverty countywide (over 40 percent).

Figure D-10: Low/Moderate Income Population – Placentia

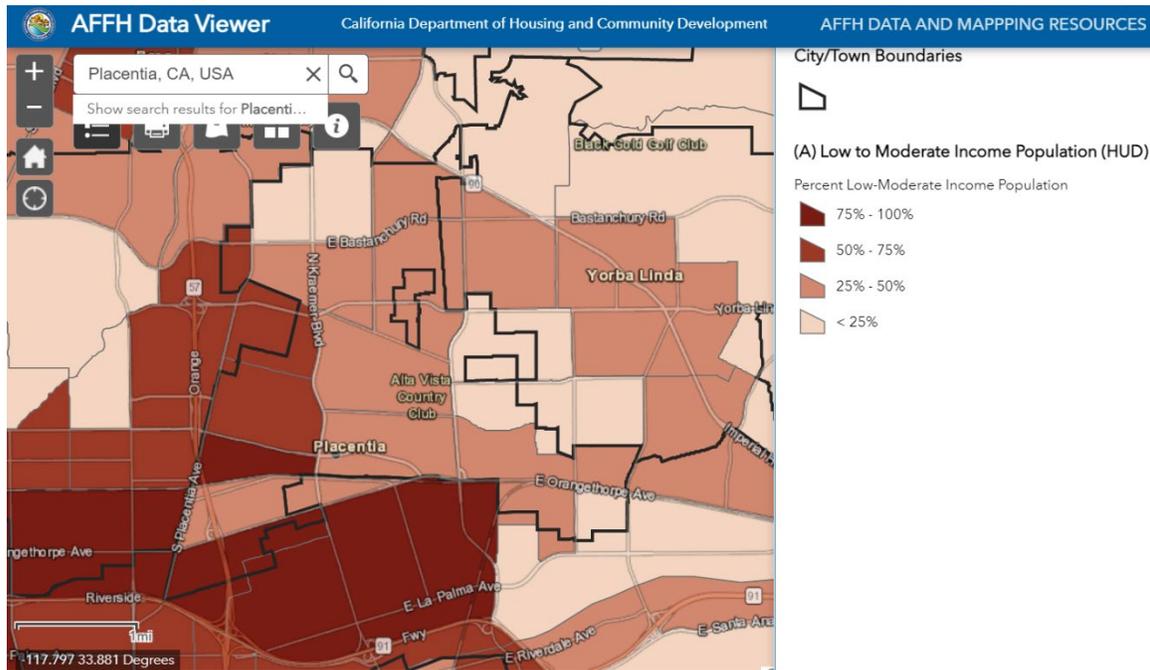
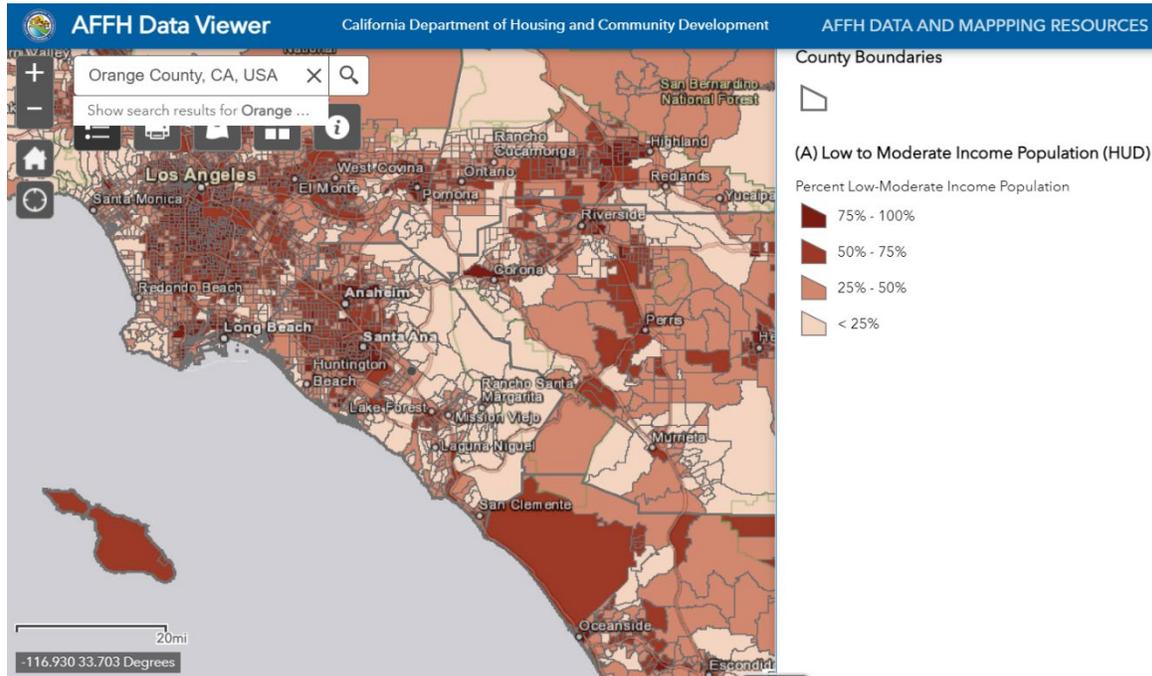




Figure D-11: Low/Moderate Income Population – Orange County



C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure D-12, there are no designated R/ECAP areas in Placentia. The nearest R/ECAP areas are in the City of Santa Ana approximately 10 miles to the south of Placentia (Figure D-12).



Figure D-12: Racially/Ethnically Concentrated Areas of Poverty – Placentia

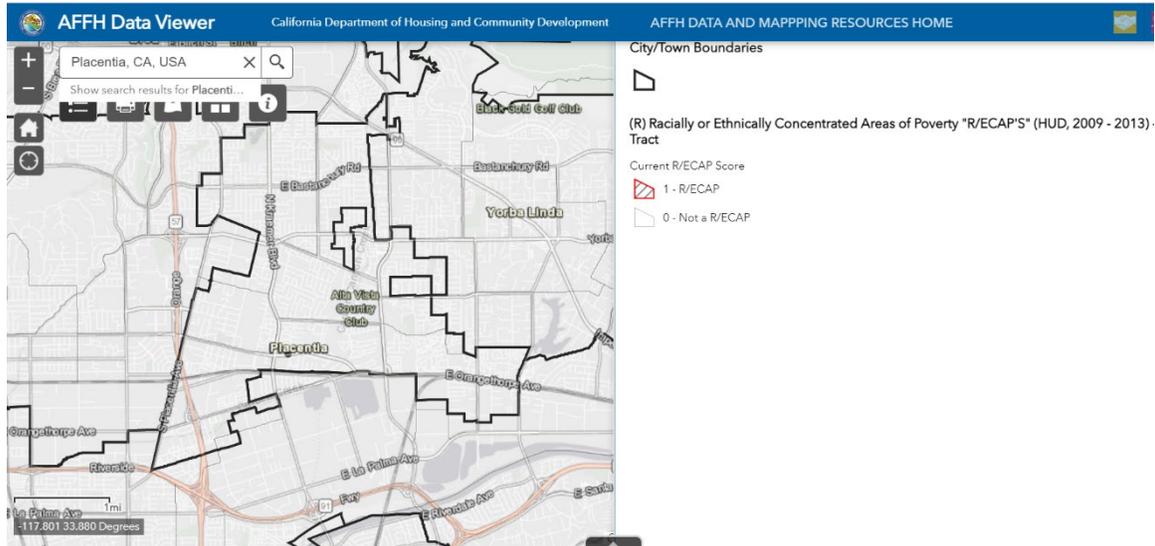
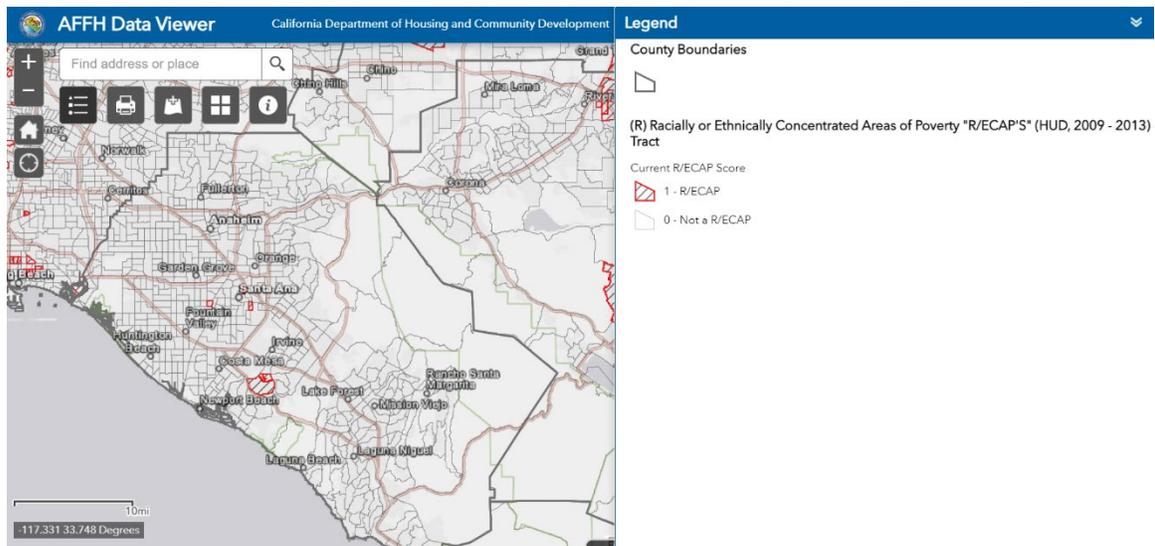


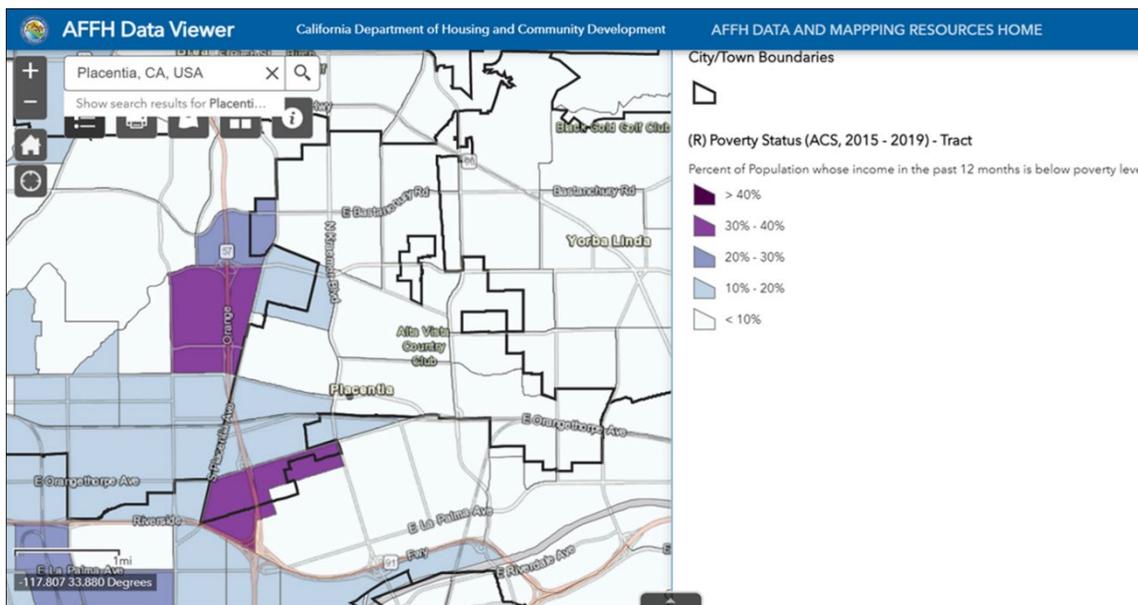
Figure D-13: Racially/Ethnically Concentrated Areas of Poverty – Orange County



Recent Census estimates regarding poverty status of households in Placentia are shown in Figure D-14. As seen in this map, poverty is highest (30-40%) in the southwestern portion of the city, which are also the areas with an older housing stock and lower housing values. Poverty rates in Placentia are similar to the adjacent areas of Brea, Yorba Linda, Fullerton and Anaheim. The area immediately west of Placentia in the City of Fullerton with a high incidence of poverty is comprised primarily of the campus of California State University, Fullerton, and is likely influenced by the relatively low incomes of college students.



Figure D-14: Poverty Status - Placentia



Program 2.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and programs such as 1.3 (Pursue County, State, and Federal Housing Funds), 1.10 (Encourage Development of Housing for Extremely-Low-Income Households), 1.15 (Transit-Oriented Development), 1.19 (Accessory Dwelling Units), 2.2 (Section 8 Rental Assistance) and 2.4 (Comprehensive Housing Resource Directory) will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

2) Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. Racially Concentrated Areas of Affluence (RCAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAs are defined as census tracts where (1) 80 percent or more of the population is white, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

The nationwide RCA analysis identifies the following:

- RCA tracts have more than twice the median household income of the average tract in their metro area.



- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than a typical tract.
- The average RCAA is about 57 percent affluent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract.

Comparison to Local and Regional Trends

Figure D-15 shows the RCAAs in Placentia. There are three census tract areas that have RCAAs in the Eastern and Northern parts of the City. This aligns with the City’s racial demographic and median income (summarized in Table D-4 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a trend of census block groups with higher white populations having higher median incomes throughout the county.

There are many RCAAs in the County, including jurisdictions surrounding Placentia. These include the cities of Anaheim, Brea, Orange, Fullerton and Yorba Linda. Many of the areas with RCAA designations have historically had majority white populations with higher incomes. As shown in Table D-4, Placentia has a White, Non-Hispanic population of 39.2 percent, which is slightly lower than the average of 42.2 percent for the other jurisdictions. However, Placentia’s median household income of \$99,951 is similar to the average for the surrounding jurisdictions.

Table D-4: RCAAs of Nearby Jurisdictions

Jurisdiction	White, Non-Hispanic Population	Median Household Income (2019)
Anaheim	24.2%	\$84,345
Brea	41.8%	\$95,124
Fullerton	32.8%	\$85,567
Orange	44.6%	\$99,995
Placentia	39.2%	\$99,951
Yorba Linda	58.4%	\$126,105

While there are RCAAs in Placentia, the City is showing a trend of diversification. This is similar to the local region where large areas that were once “High White Segregation” have transitioned to “Low-Medium Segregation” and in some cases changed to Racially Integrated.

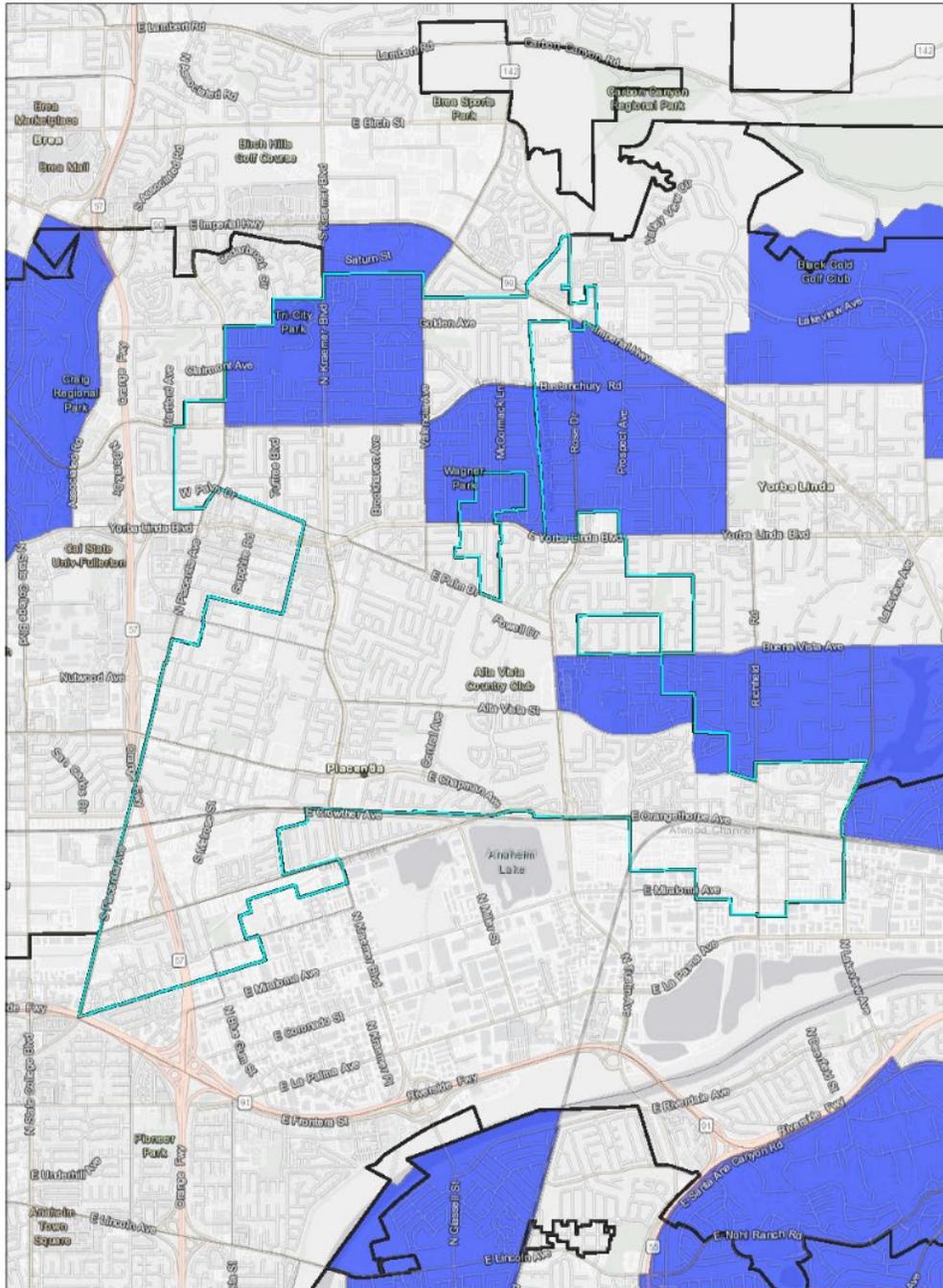
Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers, which restrict access to opportunities based on protected classes, as defined by State law. The City has added programs to Chapter 4: Housing Plan to address RCAAs in the City of Placentia.

Table D-5: RCAAs in Placentia

Census Tract	White Population	Median Household Income (2019)
06059011718	57.8%	\$117,969
06059011709	58.2%	\$131,607
06059021820	55.5%	\$139,948



Figure D-15: Racially/Concentrated Areas of Affluence (RCAA) – Placentia



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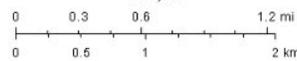
City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 - 2019) - Tract

0 - Not a RCAA

1 - RCAA

1:36,112



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CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021,



Table D-6 compares the median household incomes of White/non-Hispanic residents in Placentia and Orange County as a whole to the median incomes for the total population of the city and county. This table shows that in Placentia, the median income for non-Hispanic White households is about 4% higher than for the city’s population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is less racial concentration of affluence in Placentia than in Orange County as a whole.

Median Household Income	Placentia	Orange County
White Alone (not Hispanic)	\$99,951	\$101,958
All Households	\$95,757	\$90,234

Source: U.S. Census ACS 2015-2019
 B19013 (all)
 B19013H (white alone, not Hispanic)

Contributing Factors influencing RCAA’s In Placentia

Historic use of racially restrictive redlining by both public and private entities nationwide may be considered a contributor to today’s racial disparities in homeownership rates and wealth attainment. Historically, redlining laid the foundation for the clustering of homogenous racial groups in cities which may experience infrastructure disinvestment, economic inequality, and segregation. This discriminatory practice is often reflected geographically in racial segregation and land use patterns that still exist today at the local level. For example, Placentia’s areas of higher educational and economic opportunity and areas of concentrated affluence are in areas of the City that have predominantly detached single-family housing. Areas in the City that have a predominance of multifamily housing are more likely to have lower resource and opportunity scores.

While redlining may have affected the early development of Placentia, it is the City’s oil extraction and agricultural origins which have contributed to the development patterns seen today. The City’s oldest developed areas are the Old Town and TOD Packing District areas which were important in the City’s early history. Placentia’s major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, more land became available. Developers began purchasing large land tracts and developed large subdivisions that make up most of the City. In a matter of two decades, the City’s population increased five-fold and the community character changed. These new subdivisions were almost exclusively market rate and attracted households with higher incomes. This was in stark contrast to areas in the historic areas of the City which had been relatively affordable. As Placentia transitioned into a mixed-income community, a split between “Old Town” and newer subdivisions became obvious. These development patterns contributed to the establishment of RCAAs within the City.

As the City continues to implement Housing Programs and as the region changes, Placentia continues to become more economically, socially, and racially/ethnically



diverse. Since the last Housing Element cycle, overall incomes have become more diverse and the ethnic/racial demographic have become more diverse. The region is also experiencing this trend.

The City has historically been predominantly single-family neighborhoods, although the City has more recently encouraged the development of higher density uses through increased residential densities and rezones to accommodate additional residential opportunities. Although the City has encouraged more affordable housing, housing developers in the City have typically developed housing at costs affordable to moderate and above moderate income households.

Areas in the City identified as RCAAs have some of the newest housing units. Newer housing, especially in areas with large master-planned single-family homes, is typically less affordable than older, existing housing. The trend towards expensive, single-family housing, has prevented households with lower incomes the ability to access housing. Through the Housing Plan, the City is committed to integrating these areas and increasing mobility for all residents.

The Housing Plan's policies and programs seek to address equity, prevent displacement, and provide for ongoing affordability to help address this historic pattern of racial disparity. Programs in the Housing Plans such as Program HE-1.2 will create opportunities for affordable housing and multi-family near transportation options, major employment centers, and services. This program will allow for more housing types in areas of higher resources and opportunity to promote inclusion. The Housing Plan also contains a variety of policies and programs that seeks to increase affordable housing, offer a variety of housing types, and promote equal housing opportunities for all residents. The Housing Plan programs also notes the city's housing goals focus on four priority areas. The four priorities are:

- Developing and Maintaining Housing Supply and Variety
- Promoting Equal Housing Opportunity
- Promoting Housing and Neighborhood Preservation and Conservation
- Encouraging Housing Cooperation and Coordination

The Housing Element programs incorporate these recommended goals as they relate to Placentia. The AI identified the following contributing factors:

- Lack of private fair housing outreach and enforcement
- Lack of local public fair housing outreach and enforcement
- Lack of access to opportunity due to high housing costs
- The loss of affordable housing
- Lack of affordable, accessible housing in a range of unit sizes



Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

D. Disparities in Access to Opportunity

1) Overview

AB 686 requires analysis of disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities, including:

- Educational Opportunity
- Economic Opportunity
- Transportation Opportunity
- Environmental Indicators

2) Access to Educational Opportunity

Housing and school policies are mutually reinforcing. Therefore, it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to serve larger numbers of lower income families. A general trend in California shows a correlation between test scores and student demographics. School districts serving lower income communities typically have higher populations of Black and Hispanic or Latino students and on average score lower than their peers in less diverse schools with higher white populations. As mentioned above, there is a trend of census block groups with higher white populations having higher median incomes throughout the county.

The City of Placentia experiences high educational opportunities and has high achieving schools. As shown in Figure D-16, Placentia is surrounded by high educational opportunities similar to nearby jurisdictions. Due to the high cost of housing in the City, public schools are well funded and contribute to increased opportunities for students. The Placentia-Yorba Linda Unified School District is located in northeast Orange County. The district prides itself on serving a diverse population with student enrollment for the 2022-2023 school year at approximately 23,300 students. Academically, the district continues to excel on standardized tests, outpacing both the state and county averages. In total, the district has a total of 34 schools; 20 elementary schools, 5 middle schools, 1 K-8 school, 4 comprehensive high schools, 1 special education school, 1 continuation high school, 1 TK-12 home school, and 1 K-12 online school. While students in higher income households benefit from the City's high educational opportunities, students from lower income households who cannot access



affordable housing in the City often do not benefit due to high cost of housing in the area. This may contribute to lower educational opportunities because as higher income families to move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

Regional Comparison to Cities in Orange County

The County or Orange Analysis of Impediments¹ describes disparities in access educational opportunities across Orange County. Countywide, there are disparities across racial/ethnic groups in access to educational opportunities as measured by the index. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).

Jurisdictions that score low on the education opportunity index exhibit different residential patterns. For instance, Santa Ana has high concentrations of Hispanics and a very light presence of any other racial or ethnic group. Anaheim also has high concentrations of Hispanics in the low-opportunity western neighborhoods of the city, but Whites and Asian/Pacific Islanders also appear to reside in those tracts (although at lower densities). The high opportunity eastern Anaheim neighborhoods are almost exclusively White. Garden Grove, Westminster, Buena Park, and La Habra are examples of cities with low educational opportunity and that have a noticeable mix of Hispanics, Asians, and Whites. Costa Mesa, San Juan Capistrano and San Clemente are low opportunity jurisdictions with high densities of Whites.

Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo, and Huntington Beach are good examples of cities with large populations of those groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

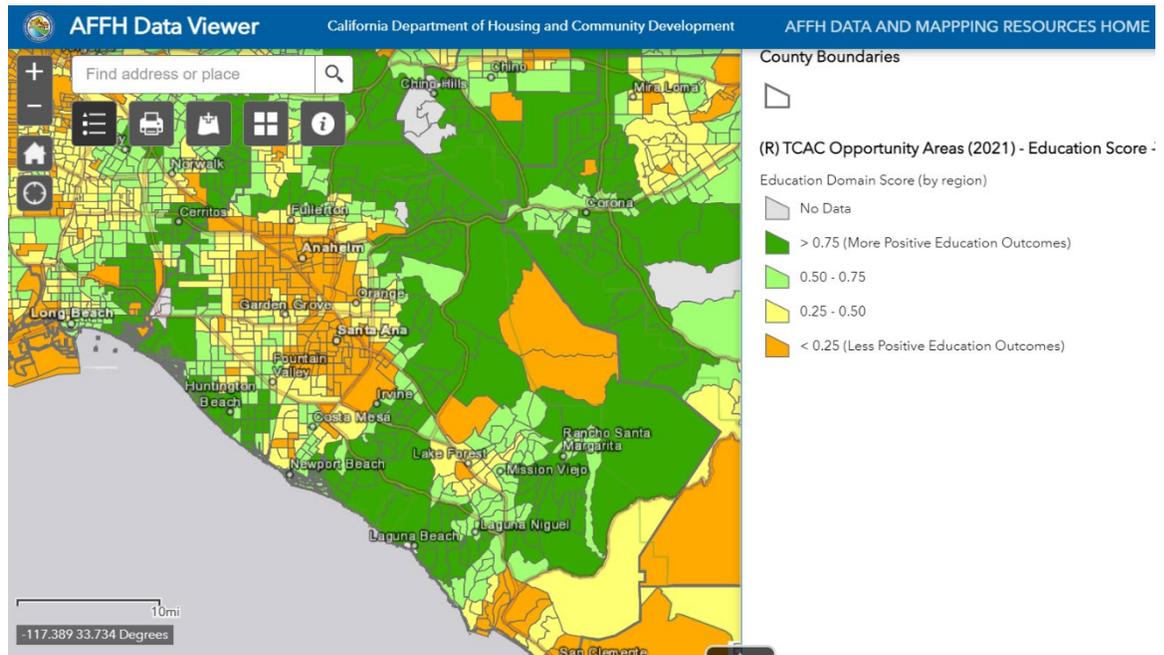
Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo, and Huntington Beach are examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

Educational opportunity scores for Orange County are shown in Figure D-16.

¹ P. 144



Figure D-16: TCAC Educational Opportunity Areas – Orange County



The City of Placentia is served by the Placentia-Yorba Linda Unified School District, which also serves the city of Yorba Linda, as well as portions of Anaheim, Brea, Fullerton and rapidly developing unincorporated territory that reaches the Riverside County line. The District maintains its reputation for academic excellence, remains fiscally solvent, and recently completed a \$600 million massive facilities modernization and new school construction program.

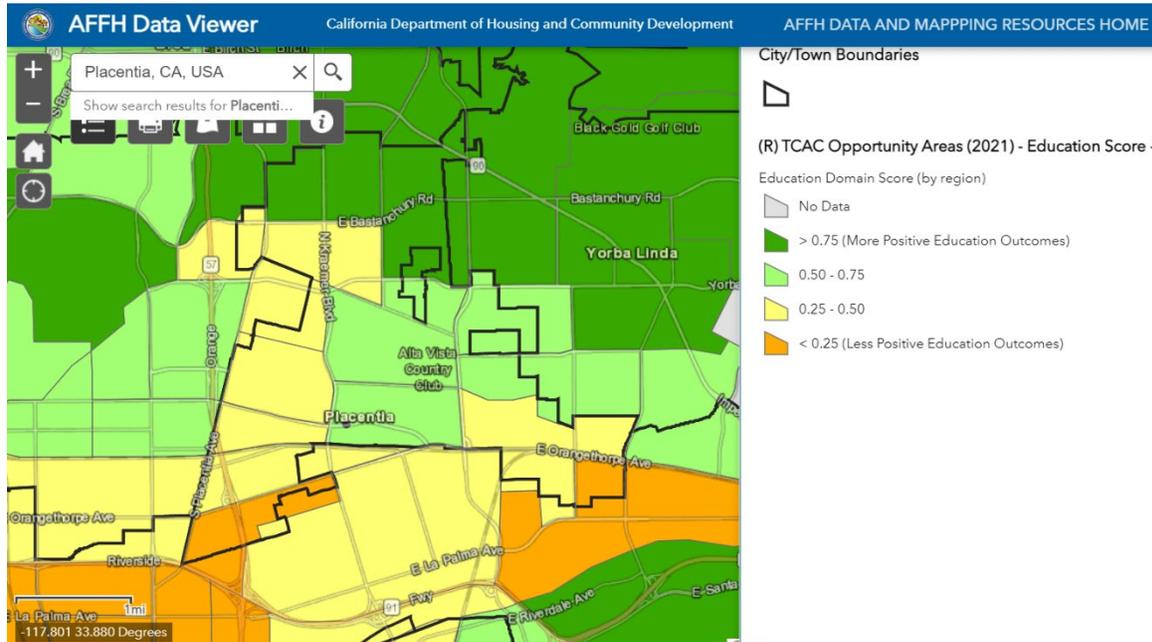
Student enrollment for the 2021-2022 school year is roughly 24,000. The District’s 34 school sites include 20 elementary schools, 5 middle schools, 1 K-8 school, 4 comprehensive high schools, 1 special education school, 1 continuation high school, 1 TK-12 home school, and 1 K-12 online school. Twenty-five schools have been designated California Distinguished Schools, eight have been named National Blue Ribbon Schools, seventeen have been honored as California Gold Ribbon Schools, one has earned the title of California Model Continuation High School, and another has received California's Exemplary Independent Study recognition. The District has been placed on the College Board’s AP District Honor Roll three times since the program’s inception in 2011. PYLUSD high schools are consistently named to America’s Best High Schools rankings issued by Newsweek, U.S. News and World Report, and other news organizations.

As shown in Figure D-17, TCAC educational opportunity scores are highest in the northern portion of the city. The City shows disparities in the southwestern portion of the city. Placentia scored an average index value at (58). Several Orange County jurisdictions had similar scores (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita. A few cities have educational opportunity patterns that mirror those of Placentia. Non-



Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

Figure D-17: TCAC Educational Opportunity Areas – Placentia



3) Access to Economic Opportunity

Economic opportunities are analyzed utilizing two indices:

- Labor market engagement index
- Jobs proximity index.

The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, considering the unemployment rate, labor-force participation rate, and percent with a bachelor’s degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital.

The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

In Orange County, there are significant disparities in access to economic opportunity, as seen in 0. Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents



(32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.

A number of Orange County jurisdictions have relatively little disparity between groups. There are high economic opportunity scores for all racial and ethnic groups in Aliso Viejo and Irvine (high 60s to low 70s). La Palma also has relatively high opportunity and little variation in scores between groups (index values ranging from 60 to 66). Huntington Beach, Laguna Niguel, Mission Viejo, and Rancho Santa Margarita have moderate economic opportunity scores for all racial/ethnic groups (scores from the mid-40s to mid-50s).

Economic Opportunity Index scores are generally lower in North Orange County than in South County. Scores are especially low in Westminster, Garden Grove, and much of Santa Ana and Anaheim. Scores are generally high in much of Irvine, La Palma, and Tustin and along the coast from Newport Beach to Laguna Niguel as well as in unincorporated areas near the eastern border with Riverside County.

Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents. By contrast, areas with the highest concentration of Hispanic residents tend to have lower economic index scores. Cities such as Fullerton and Costa Mesa are examples of localities with segregated living patterns and significant disparities between racial and ethnic groups. Neighborhoods in these cities with higher Hispanic populations score lower than neighborhoods that are heavily populated by non-Hispanic and Asian residents.

Figure D-18: TCAC Economic Opportunity – Orange County

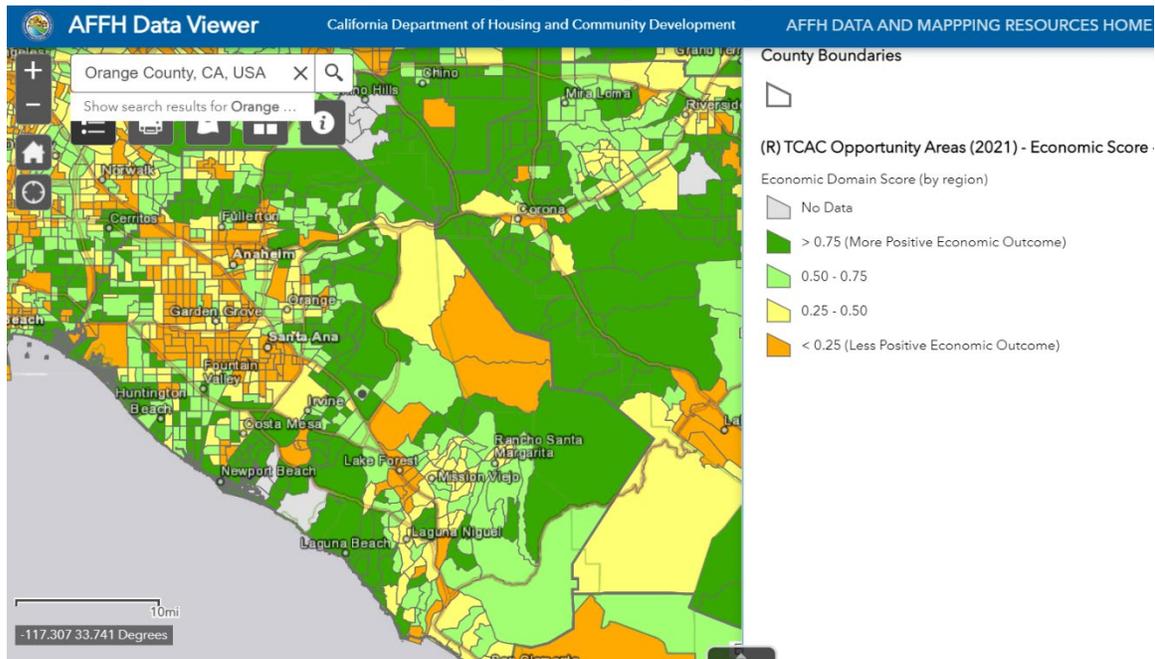
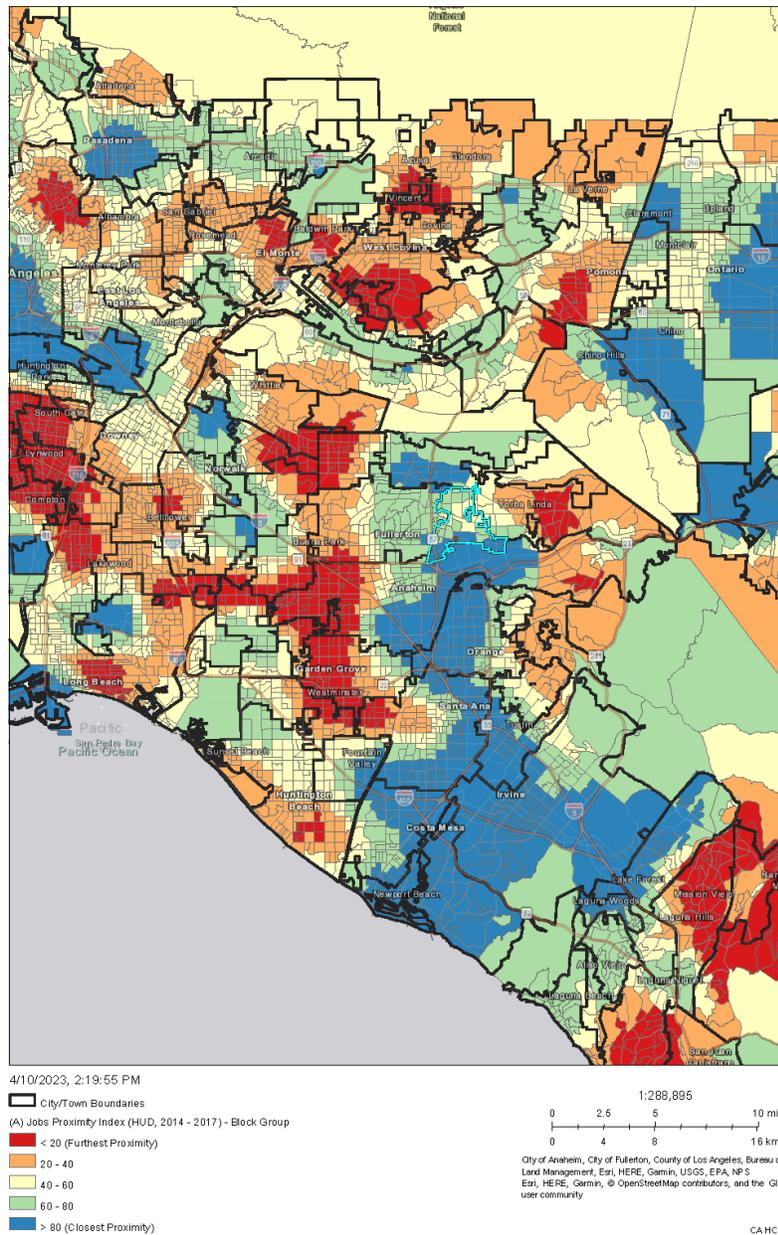


Figure D-19 shows the spatial variability of job proximity in Orange County. Tracts in the central County area have the highest index score indicating the closest proximity to



jobs. Cities such as Anaheim, Santa Ana, and Irvine are major employment hubs serving the greater Orange County region. Placentia is fortunate to have great job proximity within the City’s boundaries and to areas in the region with employment opportunities.

Figure D-19: Jobs Proximity Index – Orange County



In Placentia, the highest economic opportunity scores are in the northern and eastern portions of the city (Figure D-20). These disparities are similar to those for educational opportunity scores.



Figure D-20: TCAC Economic Opportunity – Placentia

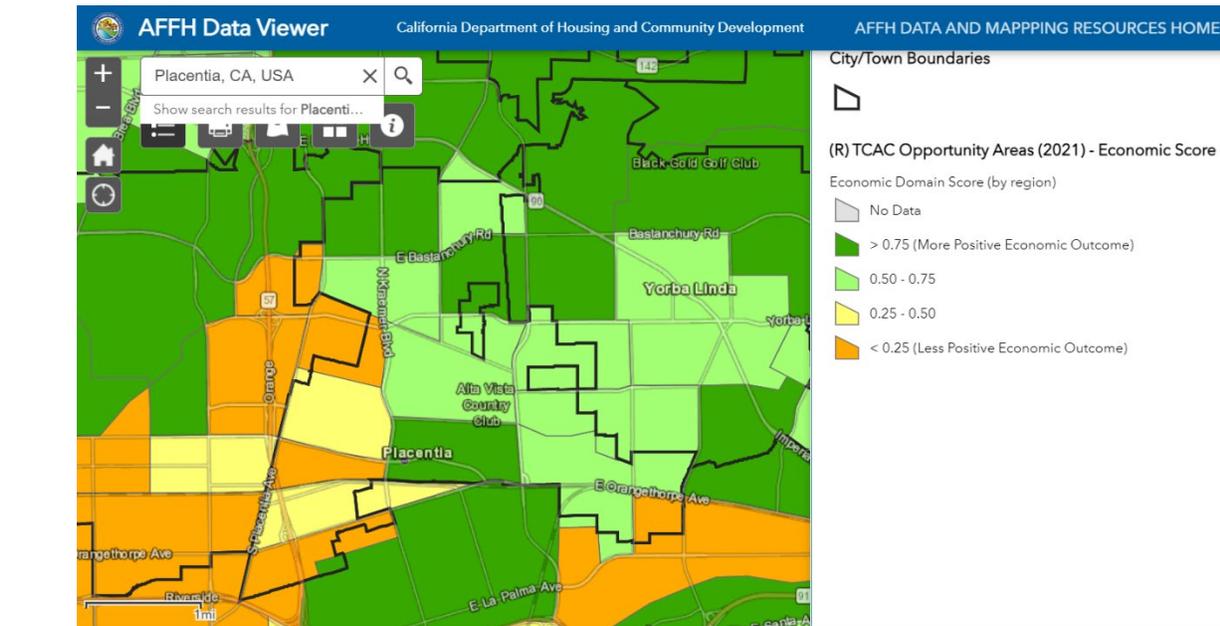
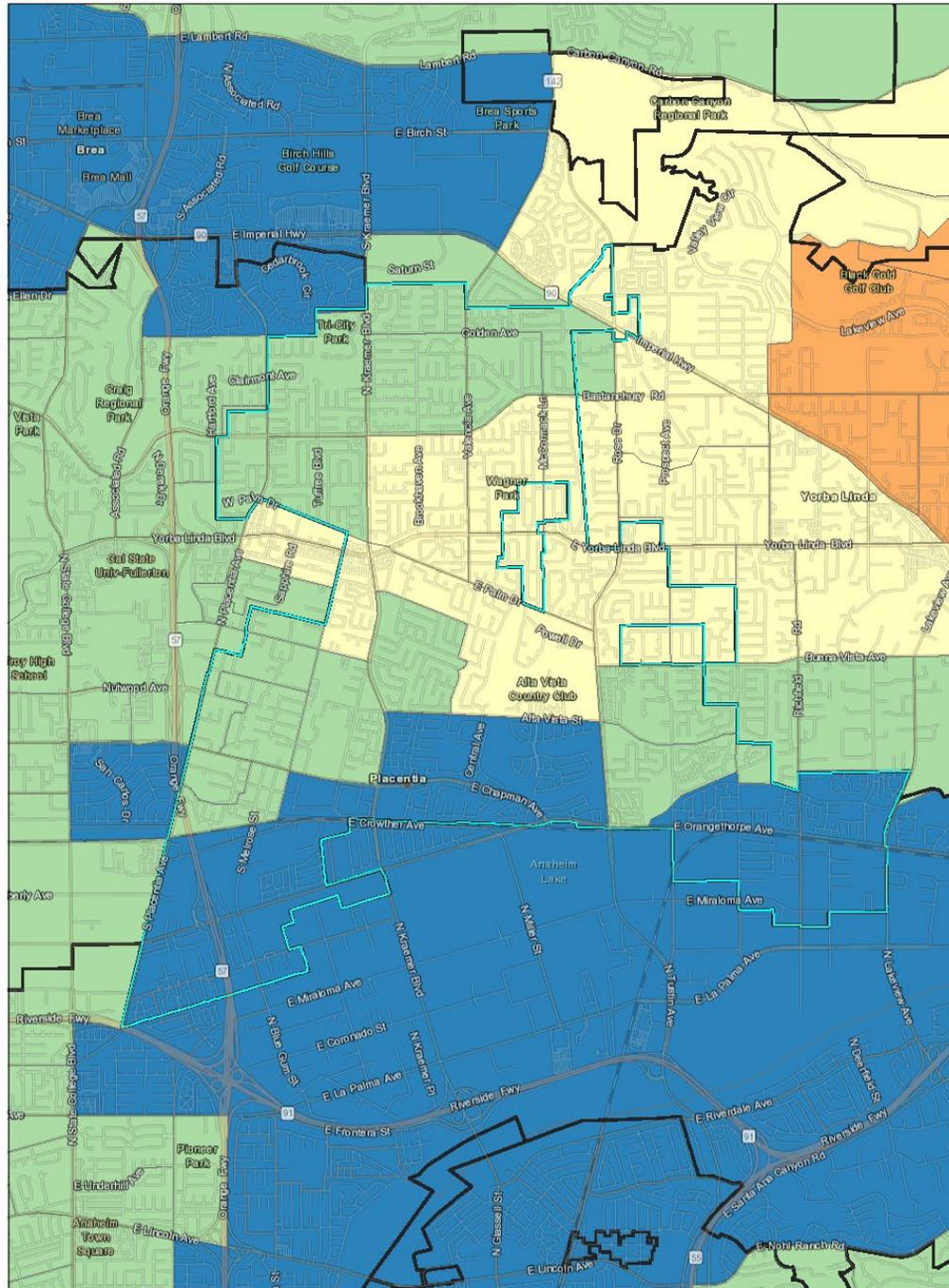


Figure D-21 shows the job proximity index by block group for the City of Placentia. Tracts in the south of the City have the highest job proximity index, meaning the closest proximity from jobs and shortest commute times. Residents in north and west Placentia are slightly further in proximity to jobs (indices of 60 to 80) but still experience greater access to employment than many other communities in the region. Based on the ACS 2017-2021 5-year estimates, 9.9 percent of Placentia residents have a commute time of 60 or more minutes. 11.8 percent of residents have a commute time of 45 to 59 minutes, and 8.8 percent of residents have a commute time of 35 to 44 minutes. According to the ACS data, the average transit commute times in Placentia exceed 29 minutes. Western portions of Orange County have lower economic and environmental opportunity than do the central and northern areas. This could potentially be the result of high housing costs that may be significant contributing factor to fair housing issues in Orange County. The City is in the process of constructing a new bus rapid transit line that will connect Placentia with Anaheim and Fullerton. This new line is expected to reduce commute times by up to 50 percent. Furthermore, the City is working to improve coordination between different transit agencies and to add more park-and-ride facilities. As shown in Figure D-22, Placentia has a relatively lower AllTransit score which indicates low combination of trips per week and number of jobs accessible.

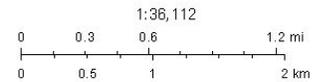


Figure D-21: Jobs Proximity Index – Placentia



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- City/Town Boundaries
- (A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
 - 20 - 40
 - 40 - 60
 - 60 - 80
 - > 80 (Closest Proximity)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CAHCD



4) Access to Transportation Opportunities

Access to public transit is important to households with lower incomes coupled with higher than average living expenses (rent, utilities, etc.). Lower income households are often transit dependent. Public transit can provide a transportation option for lower income households. This can improve access to more employment opportunities that may be restricted by lack of transportation options. Access to employment via public transportation contributes to lowering overall household costs and increases housing options.

Transportation opportunities are depicted by two indices:

- Transit trips index
- Low transportation cost index.

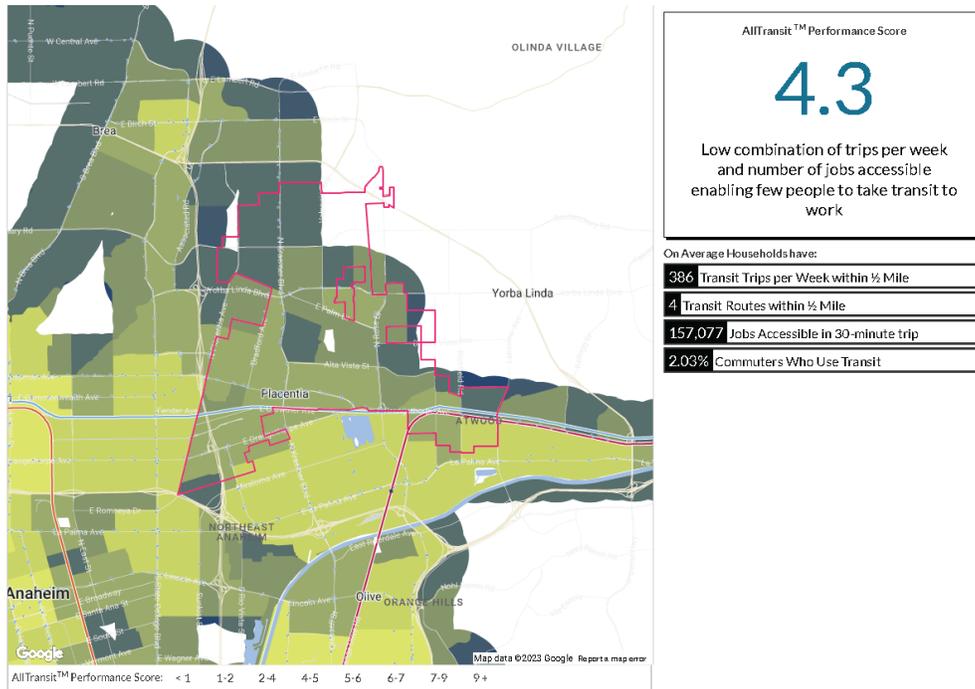
The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit.

The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Figure D-22 illustrates AllTransit scores ranging from Less than 1.0 to 9.0 or greater. Higher scores indicate higher connectivity, access to jobs, and frequency of service. Overall, AllTransit scores Placentia 4.3/10 for its transit performance, which indicates the city has a low combination of trips per week and low number of jobs accessible enabling few people to take transit to work.



Figure D-22: AllTransit Score



According to the County AI, low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. In Placentia, proximity to the SR-57 and SR-91 freeways, OCTA bus routes and the Metrolink light rail system provide access to many transit options. The new Placentia Metrolink station is conveniently located at Melrose Avenue and Crowther Avenue near the Orange Freeway (SR-57), serving the communities of Anaheim, Fullerton, Placentia, and Yorba Linda. The Placentia Station serves the Metrolink 91 Line that extends to Riverside, Fullerton, and Downtown Los Angeles. OCTA and the City of Placentia are also constructing a new shared-use multi-story parking structure to provide increased travel options for riders.

5) Environmental Opportunities

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. The County AI notes that there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution (0). Across all tracts in Orange County, non-Hispanic Whites exhibit the highest access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s:



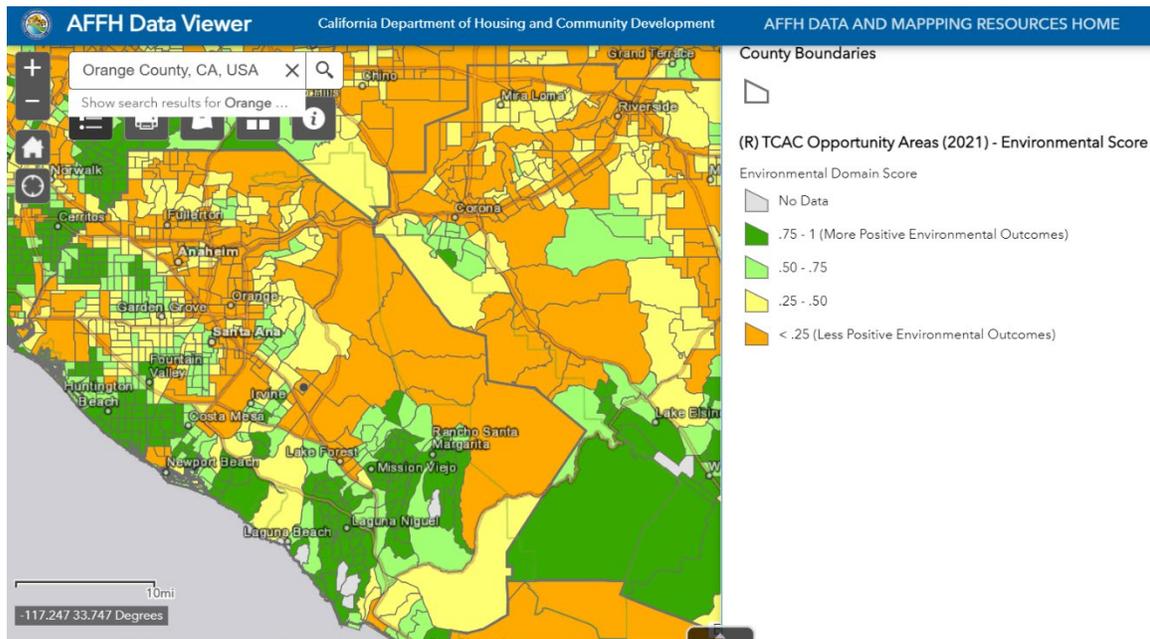
Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).

Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index. Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

Jurisdictions with the highest environmental opportunity appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Laguna Niguel, Aliso Viejo, Fountain Valley, and Huntington Beach are good examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita, and Mission Viejo are two examples of such places.

Lower-scoring cities exhibit a diversity of residential patterns. For example, Orange (city) has concentrations of both Hispanics and non-Hispanic Whites. Similarly, Fullerton has concentrations of Hispanic neighborhoods as well as non-Hispanic Whites and Asian/Pacific Islanders. Anaheim and La Habra follow a similar pattern. By contrast, Santa Ana is a city with low environmental quality that is characterized almost exclusively by dense concentrations of Hispanics.

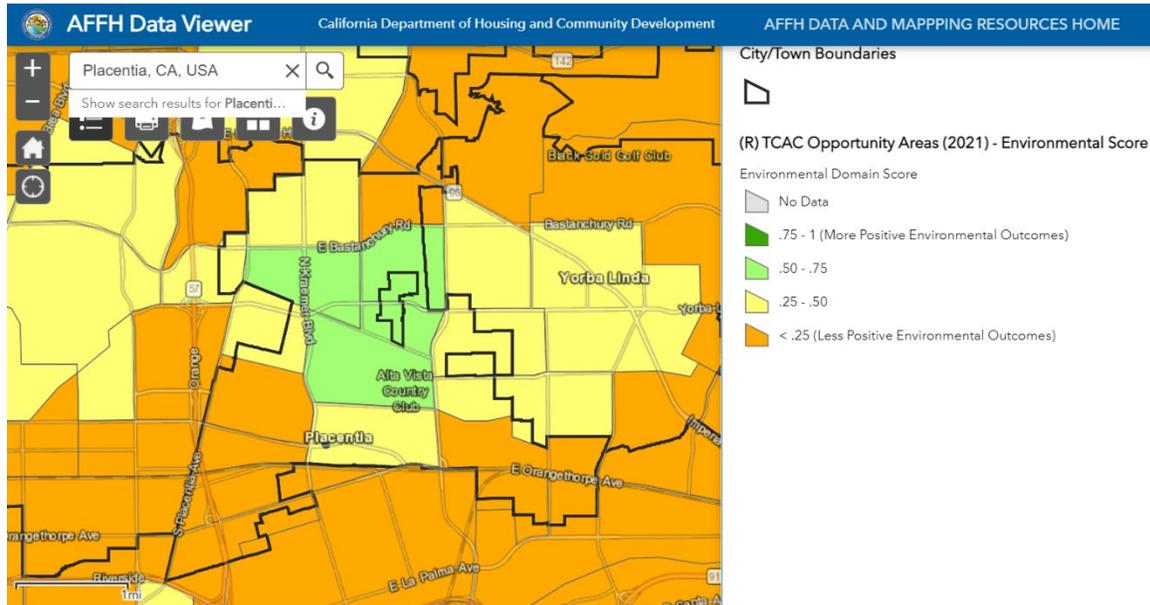
Figure D-23: TCAC Environmental Opportunity – Orange County





In Placentia, the highest environmental opportunity scores are found in the central portion of the city (Figure D-24) while neighborhoods in the southwestern and northeastern portions of the city show lower scores.

Figure D-24: TCAC Environmental Opportunity – Placentia



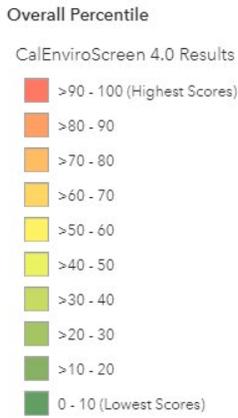
CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community’s vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Figure D-25 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Buena Park to La Habra and Santa Ana) and central of the county (Buena Park to Anaheim). Areas around the coast and southern border of the county (Irvine, Costa Mesa, and Laguna Woods).



Figure D-25: CalEnviroScreen 4.0 Results in Orange County



CalEnviroScreen 4.0 High Pollution, Low Population

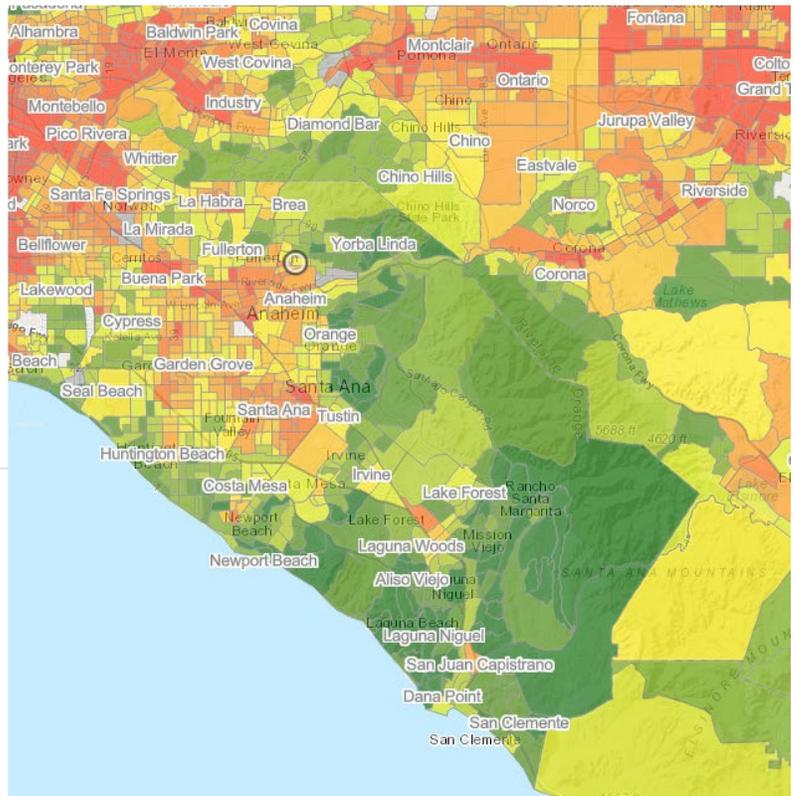
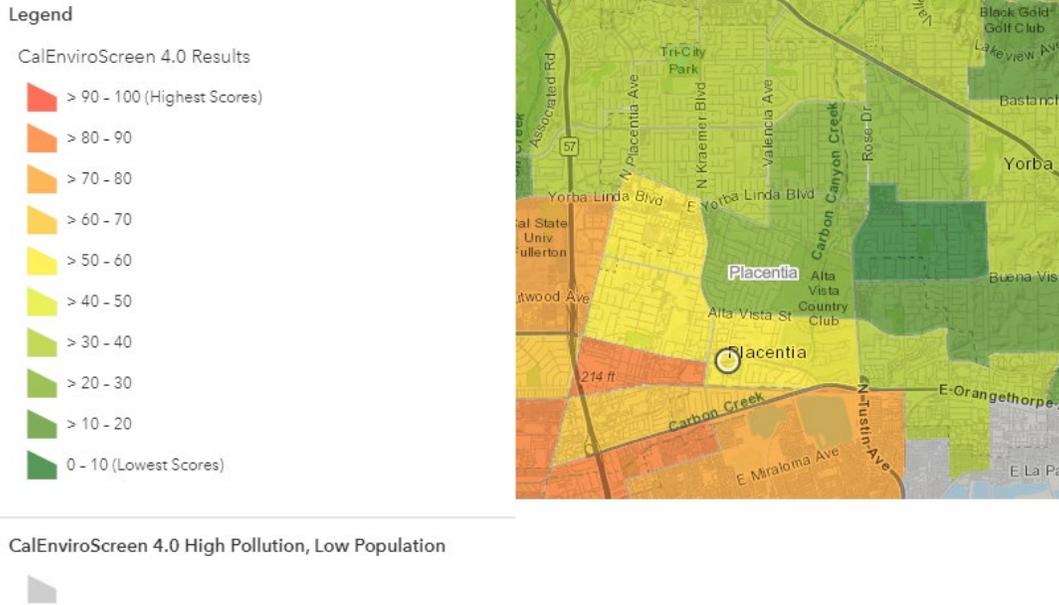


Figure D-26 CalEnviroScreen scores for the City of Placentia. There is an almost gradient effect that can be seen from green to red (least to most pollution) as the tracts goes from north to south.



Figure D-26: CalEnviroScreen 4.0 Results in Placentia

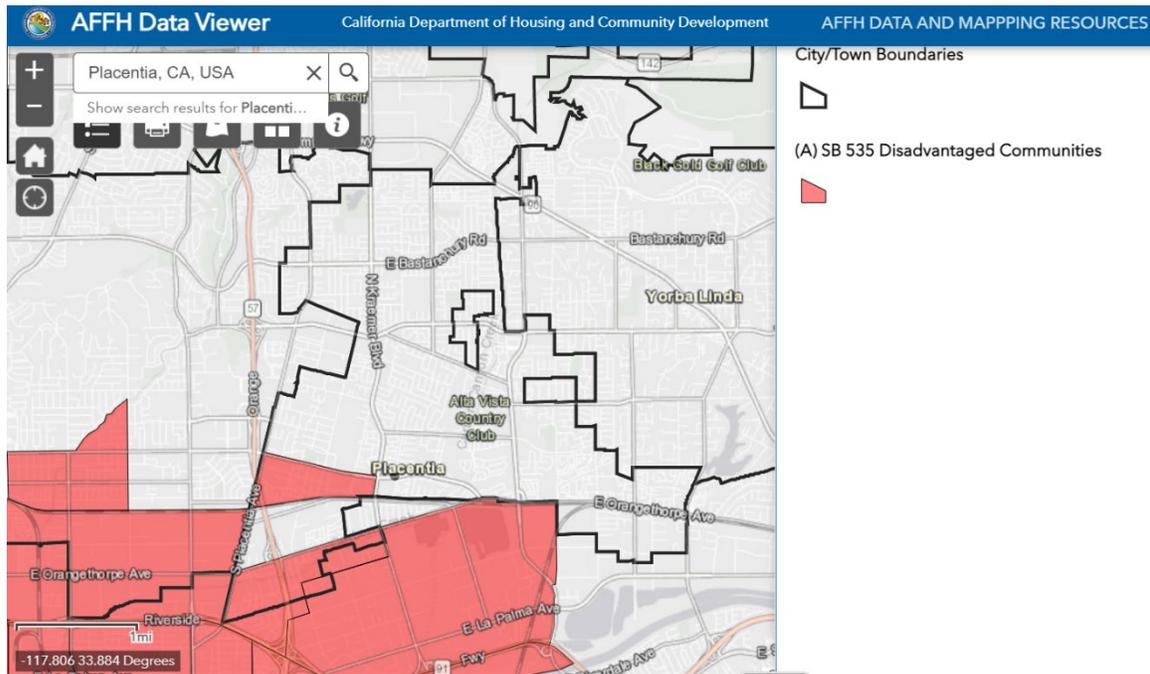


6) Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure D-27 below, two areas in the southeastern portion of Placentia are classified as disadvantaged communities. The Placentia General Plan includes policies to address environmental justice consistent with SB 1000.



Figure D-27: Disadvantaged Communities – Placentia



E. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

1) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Placentia residents, particularly for lower-income households. According to recent HUD estimates (0) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.



Figure D-28: Cost Burden by Tenure and Income Category - Placentia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

Extremely-low-income (ELI) households are defined as households with income less than 30 percent of the AMFI. The provisions of *Government Code Section 65583(a)* requires “Documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low-income households.”

According to ACS data, an estimate of 3,313 (20.3 percent) households in the City are considered Extremely Low Income. This number includes both renters and homeowners, and through the Orange County Housing Authority (OCHA), the City provides programs for these households to afford housing. The OCHA administers the Housing Choice Voucher Program to all of Orange County, except for the cities of Santa Ana, Garden Grove, and Anaheim.

There are various programs provided by the City to assist Extremely Low Income Households and their related needs. The programs provided goes as follows:

- **Child Support Services:** The Orange County Department of Child Support Services provides professional cost-effective services to parents or caretakers of minor children.
- **Friendly Center:** Friendly Center assists the economically less fortunate through programs and services, such as children and youth academic tutoring, family advocacy, supplemental food programs and emergency assistance.
- **Orange County Head Start:** Head Start is a comprehensive child development program designed to meet the educational, emotional, social, health, and



nutritional needs of children and families. The program encompasses much more than what is generally thought of as a preschool program.

- **Paint Your Heart Out:** Paint Your Heart Out, Inc is a volunteer driven nonprofit organization that helps low income, senior, disabled, and veteran homeowners maintain their dignity, safety, independence, and connections to the community by painting and providing homeowners with essential repairs and upkeep to their homes.
- **CalOptima:** CalOptima is a county organized health system that administers health insurance programs for low-income families, children, seniors, and persons with disabilities in Orange County.
- **Placentia WIC:** The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) is a federal assistance program of the Food and Nutrition Service (FNS) of the United States Department of Agriculture (USDA), created by an amendment to section 17 of the Child Nutrition Act of 1966 on September 26, 1972. PHFE WIC began serving communities of Los Angeles, Orange, and San Bernardino Counties in 1976. Foods offered by the WIC program help supplement participants diets with key nutrients important to fetal development and adult and child health. WIC is a cost-effective program, reducing participants healthcare costs by providing healthy foods and prenatal services, improving birth outcomes, and promoting breastfeeding.
- **Hot Meals:** Throughout the City, there are several churches that provide free hot meals for those who are in need of it, which includes low-income individuals and families, those who are experiencing homelessness, etc.

To further address and provide resources for those who are extremely low-income, the City has created programs in this Housing Elements Policy Plan section. Doing so will provide more assistance for City residents facing these related issues. Based on the RHNA, the City is projected to have 622 extremely low-income households.

As shown in Figure D-29, overpayment among renters is most prevalent in the central and southern portions of the city. When compared to conditions in other areas of Orange County (0) overpayment among Placentia renters appears be similar to adjacent communities.



Figure D-29: Renters Overpaying for Housing - Placentia

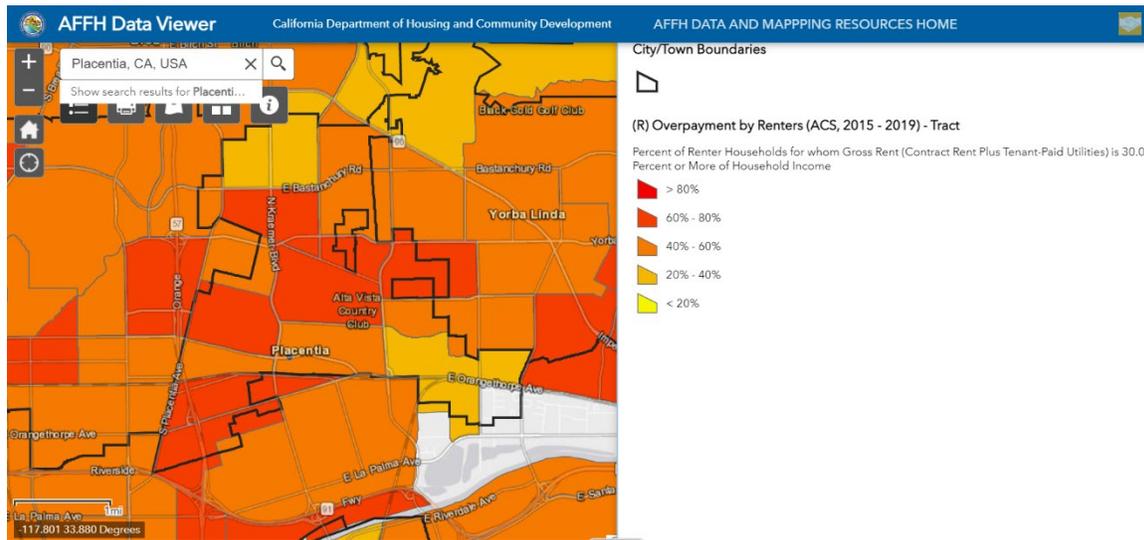
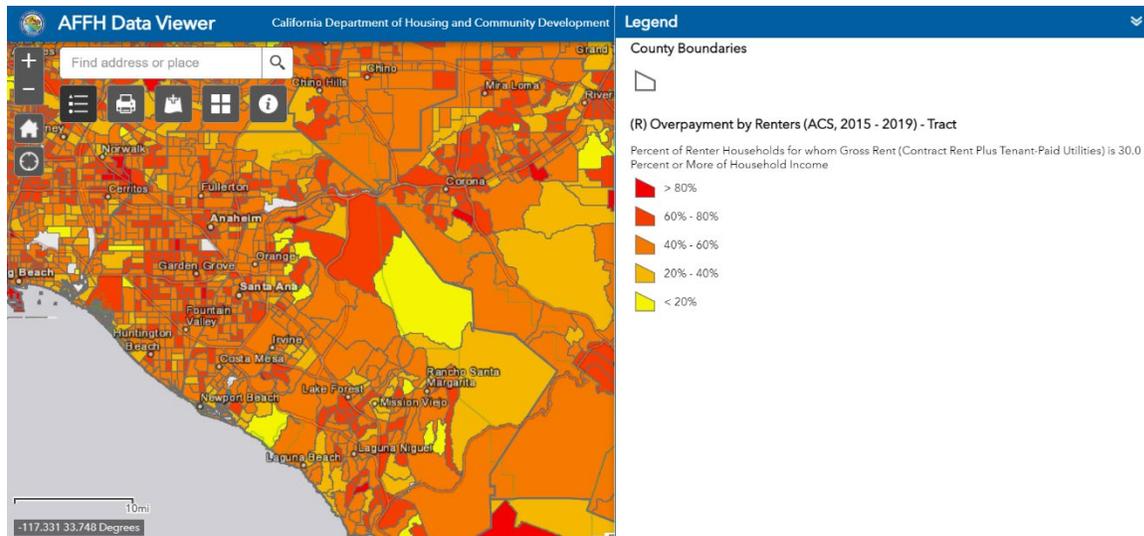


Figure D-30: Renters Overpaying for Housing – Orange County



Overpayment among Placentia homeowners is highest in the central and southwestern portions of the city (0). Countywide, rates of overpayment among homeowners in Placentia appear similar to other communities.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure D-31: Homeowners Overpaying for Housing – Placentia

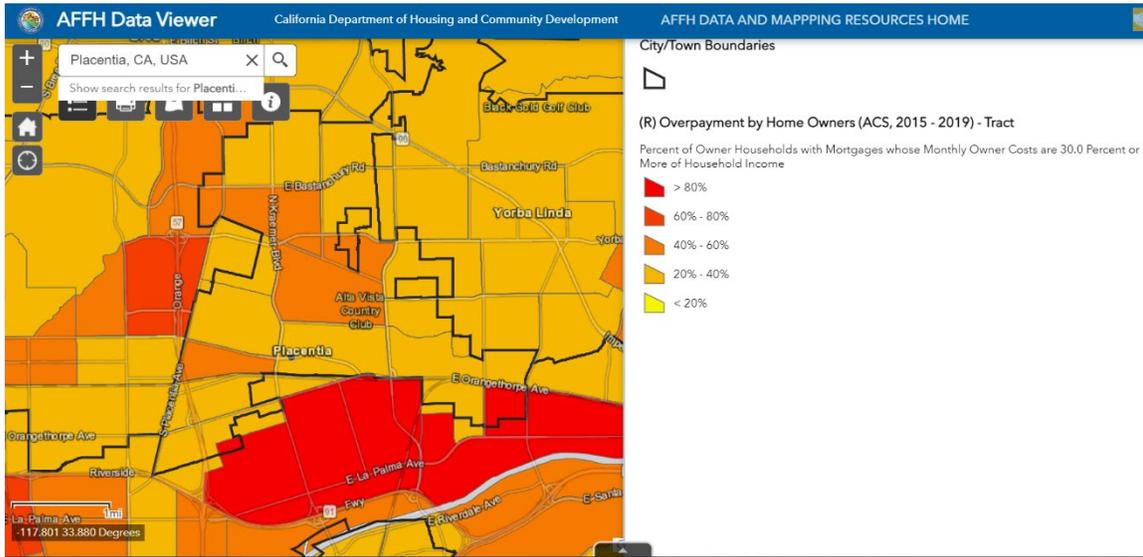


Figure D-32: Homeowners Overpaying for Housing – Orange County

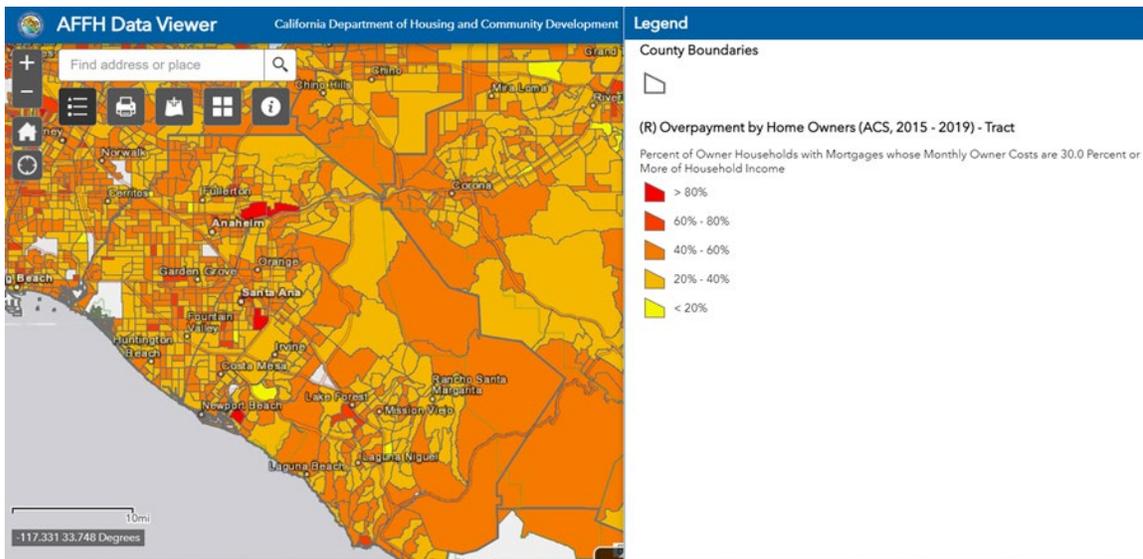


Table D-7 displays data for overpayment across two census tracts within the City. The table also displays data for the entire City. Census tract 06059011715 has the highest percentage of households using more than 30 percent of their household income to pay rent at 30.2 percent and the highest percentage of households using more than 50 percent of their household income to pay rent at 39 percent. Census tract 06059011712 has the lowest percentage of households using more than 30 percent of their household income to pay rent 19.4 percent compare to census tract 06059011715 (24.1 percent) and the City (19.8 percent).



Table D-7: Overpayment for by Census Tract, Homeowner vs. Renter, Placentia

	Census Tract 06059011715	Census Tract 06059011712	City of Placentia
Renter			
Cost Burden >30%	30.2%	27.9%	24.3%
Cost Burden > 50%	39.0%	32.7%	24.3%
Cost Burden Data Not Available	0%	4.1%	<1%
Owner			
Cost Burden >30%	24.1%	19.4%	19.8%
Cost Burden > 50%	6.0%	10.6%	8.6%
Cost Burden Data Not Available	0%	0%	<1%

Source: HCD AFFH Data Viewer. Consolidated Planning/CHAS Data.

2) Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

The County AI reported that for Orange County as a whole, White residents experience an overcrowding rate of 1.95%, Black residents 6.52%, Native American residents 11.38%, Asian American or Pacific Islander residents 7.76%, and Hispanic residents 25.72%. Hispanic residents face especially high rates of overcrowding. This is especially true in Anaheim and Santa Ana, where their rates of overcrowding are 29.07% and 42.93%, respectively. Overcrowding in Orange County is illustrated in 0.

In Placentia, the highest rates of overcrowding occur in the southwestern portion of the city (0), which are also the areas with higher percentages of minority residents.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Table D-8: Overcrowding by Census Tract, Homeowner vs. Renter, Placentia

Year	Census Tract 06059011715		Census Tract 06059011712		City of Placentia	
	2010	2020	2010	2020	2010	2020
Percent of Overcrowded Households	2.2%	2.3%	9.2%	8.8%	8.9%	7.3%

Source: HCD AFFH Data Viewer, U.S. Census Bureau 5-Year ACS Estimates.

Table D-8 compares overcrowding by census tract in Placentia. Census tract 06059011712 has the highest percentage of overcrowded households at 8.8 percent compared to census tract 06059011715 at 2.3 percent. Census tract 06059011715 saw a 0.1 percent increase from 2010 to 2020 while the City overall has seen its overcrowding rate decrease from 8.9 percent in 2010 to 7.3 percent in 2020.

3) Substandard Housing

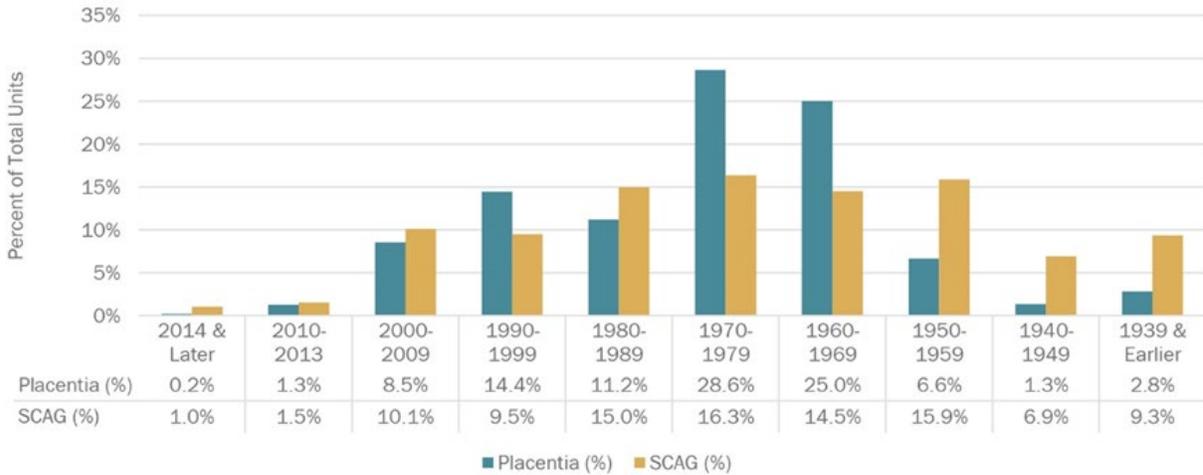
The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Placentia compared to the SCAG region as a whole is shown in 0. Nearly two-thirds of Placentia’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) are estimated to have structural problems that are not feasible to repair and therefore are in need of total replacement. Housing programs to assist lower-income households with needed repairs are described in Chapter 4 and include Program 3.1: Community Based Neighborhood Rehabilitation and Program 3.3: Placentia Rehabilitation Grant Program.



Figure D-35: Age of Housing Units – Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table D-9: Substandard Housing by Census Tract, Homeowner vs. Renter, Placentia

Year	Census Tract 06059011715		Census Tract 06059011712		City of Placentia	
	2010	2020	2010	2020	2010	2020
Percent of households that lacks complete kitchen,	1.8%	0%	<1%	1.3%	1.6%	<1%
Percent of households that lacks complete plumbing	<1%	0%	1.8%	0%	1.1%	<1%

Source: HCD AFFH Date Viewer, U.S. Census Bureau 5-Year ACS Estimates.

Table D-9 displays substandard housing data by census tract in Placentia. There is a higher concentration of households lacking a complete kitchen in census tract 06059011715 (1.8 percent) compared to census tract 06059011712 (1.3 percent) and the City overall (less than a percent). Less than a percent of households in Placentia lacks complete plumbing. Census tract 06059011712 experienced the largest decrease in households from 1.8 percent in 2010 to zero in 2020.

4) Homelessness

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent available Orange County Point-in-Time Count and Survey report of the Homeless (2019) reported 55 unsheltered and 108 sheltered homeless persons in Placentia.



During the City's presentation on "Addressing Homelessness in Placentia and North Orange County," residents and city officials identified concentrations of people experiencing homelessness in the following areas:

- Crowther Ave and the 57 Freeway
- Land adjacent to the 57 Freeway, including underpasses
- Teen Center at Kraemer Memorial Park

Regional strategies to combat homelessness are developed through Orange County's Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing.

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent.

The nonprofit 2-1-1 Orange County organization is a 24-hours-a-day, 7 days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts had reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park, and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of "navigation centers" based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of the navigation centers. Each of the North Orange County Service Planning Area cities also committed funds for construction and ongoing



operation of the navigation centers. A Memorandum of Understanding was prepared and presented to the city councils of all 13 cities in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Program 1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing, Program 1.14: Housing for Persons with Special Needs, and Program 2.3: Minimize Constraints on Housing for Persons with Disabilities are included in the Housing Plan to describe actions the City is taking to address the issue of homelessness.

5) Displacement Risk

In 2016, the UCLA Urban Displacement Project² team developed a neighborhood change database to help stakeholders better understand where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Southern California. The database includes Los Angeles, Orange, and San Diego counties, with gentrification and sociodemographic indicators based on data from the Census Bureau American Community Survey and shows whether each Census tract gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a “disadvantaged” tract that did not gentrify between 1990 and 2015.

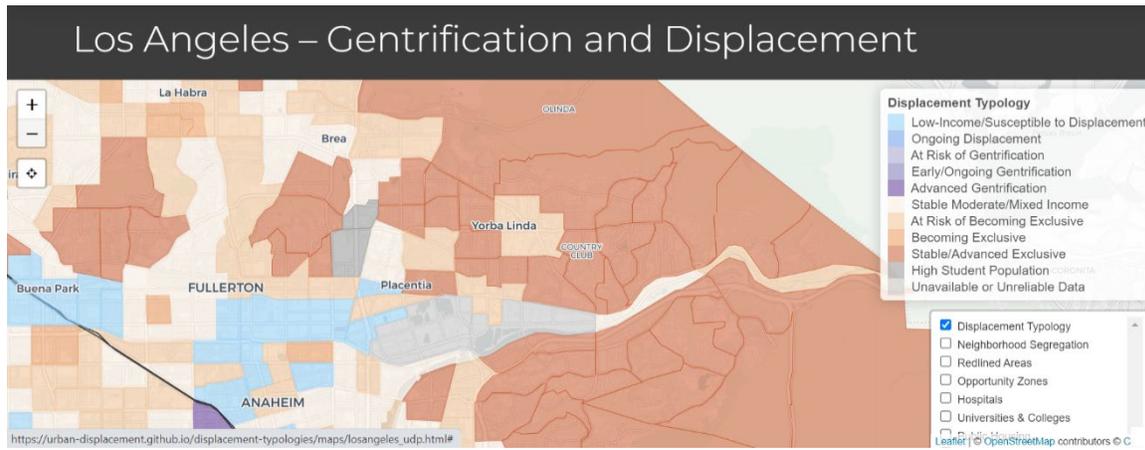
Based on this neighborhood change database, the UCLA team found that of the three counties, Orange County exhibited the greatest share of neighborhoods that were considered to be “disadvantaged” and potentially susceptible to gentrification (~43%).

The areas most susceptible to displacement in northern Orange County are portions of Buena Park, Fullerton, Anaheim and Garden Grove. The eastern, south and coastal communities are primarily exclusive or at risk of becoming exclusive. 0 shows the displacement typology levels for Placentia and adjacent areas. The northern portion of the city and the area near Alta Vista Country Club are identified as “Stable/Advanced Exclusive” while other areas in the western portion of the city are considered “Stable Moderate/Mixed Income” or “Low Income/Susceptible to Displacement.”

² <https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/>



Figure D-36: Displacement Typologies - Placentia



As noted in the Housing Plan, Program 1.8: Adequate Sites for Housing Development includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

As discussed in Section 2.3 of the Housing Needs Assessment, there is one assisted low-income housing development in Placentia – Imperial Villas – that is at risk of conversion to market rate in the next 10 years. Program 3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate is included in the Housing Plan to facilitate the preservation of these affordable units.

The U.C. Berkely Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. The data was developed to assist local decision-makers and stakeholders to better plan for existing communities and provide additional resources to areas in need or at risk of displacement and gentrification.

Figure D-37 shows the census tracts in the City of Placentia at risk of displacement. The following table identifies demographics for two demographics for two census tracts. Census tract 117.20 (shown in dark red in Figure D-37) includes the largest population of individuals who speak English “less than well,” as well as a greater ratio of low-income households at 76.4 percent. Census tract 117.20 has lower percentages of White and Asian residents compared to City averages and shows elevated displacement risk for low-income (50%-80% AMI) and very low-income households (0%-50% AMI). Census tract 117.20 (shown in orange in Figure D-37) is currently at risk of displacement, with renter occupied households making up 68.8 percent all households within the census tract. Census tract 117.21 has a higher percentage 16.1 percent of White residents than census tract 1720, but a lower percentage of residents speaking English “less than well” (22.1 percent).



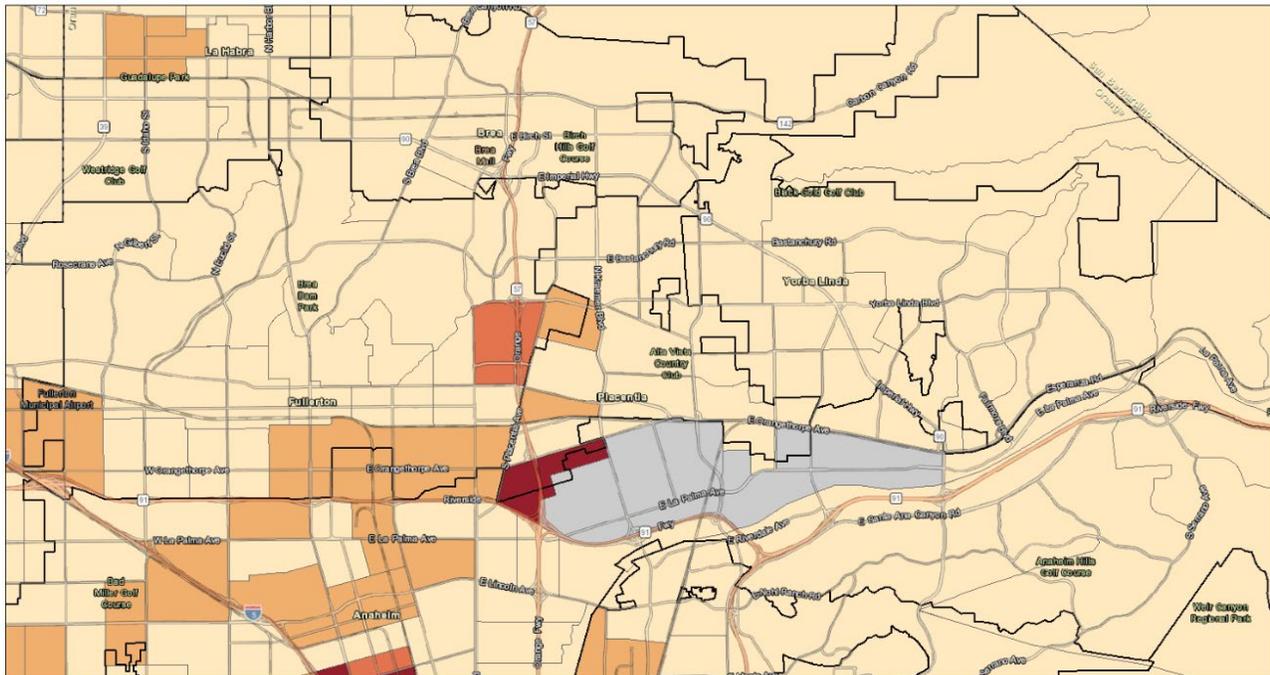
Table D-10: Areas At Risk of Displacement (2022)			
	Census Tract 117.20	Census Tract 117.21	Citywide
Demographics			
Population	6,573	5,364	51,824
Households	1,505	1,473	16,378
Renter Occupied	82.7%	68.8%	36.1%
Median Income	\$46,148	\$64,531	\$100,707
Low-Income Households	76.4%	54.9%	49.3%
Speak English Less Than Very Well	33.7%	22.1%	12.7%1
Race/Ethnicity: Latino-White	White	3.8%	39.3%
	Black	1.7%	2.4%
	Asian	4.2%	15.8%
	LatinX	88.8%	38.3%
	Other	1.5%	4.2%
Housing			
Median Rent	\$1,532	\$1,646	\$1,856
Rent Gap	Tract rent is \$161.56 lower rent than nearby rents	Tract rent is \$34.74 higher than nearby rents	-
Hot Market	No	No	-
Displacement Type:	Elevated Displacement for Low-Income (50%-80% AMI) Elevated Displacement for Very Low-Income households (0%-50% AMI)	At Risk of Displacement	-

Average of City of Placentia census tracts.

Source: California Department of Housing and Community Development – AFFH Data Viewer



Figure D-37 - Displacement Risk, Placentia (2022)



April 7, 2023
 Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022) - Tract

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement (Extremely Low Income, Very Low Income, Low Income)
- 2 Income Groups (ELI, VLI, LI) Displacement



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: California Department of Housing and Community Development – AFFH Data Viewer

3. Sites Inventory Analysis

The City’s inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs. The sites analysis shows that as with most cities in the metro areas of Southern California, vacant developable land is very rare and underutilized sites provide the majority of future housing capacity.

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

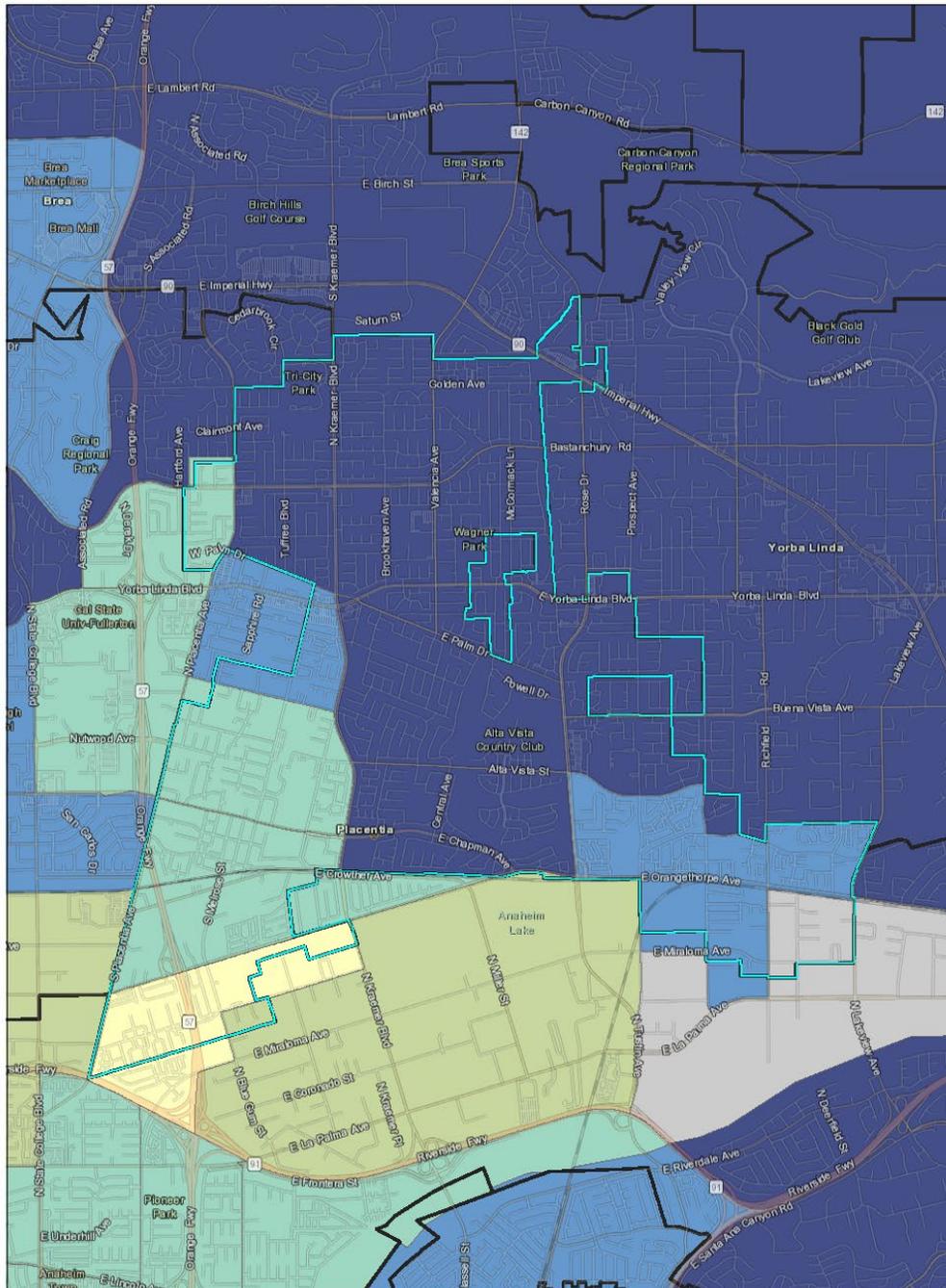
As illustrated in Figures B-2 through B-5 in Appendix B, the focus of the Placentia sites inventory is on redevelopment of underutilized sites in the commercial and light industrial areas near the new Metrolink rail station. The candidate sites take into consideration access to vital goods, services, and public transportation and are



therefore ideal areas for the City to focus much of its future housing growth. As shown in Figure D-38, the candidate sites are located in areas designated by the TCAC/HCD opportunity maps as Moderate Resource and High Resource, they provide the most significant potential for new housing development because most other areas are developed with stable residential neighborhoods with minimal potential for redevelopment.



Figure D-38: TCAC Opportunity Areas Composite Score - Placentia

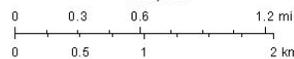


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City/Town Boundaries
 (R) COG Geography TCAC Opportunity Map 2022 - Composite Score (Tract)

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD



As shown in Figure D-2, majority of the projected housing units are located in areas that have a lower displacement risk. Table D-11 shows the neighborhood segregation household data where the candidate sites are located. Approximately 50 percent of all projected housing units are located in tract 06059011722 where 41.5 percent of the population is White, and 36.3 percent is Latinx. Approximately 25 percent of all projected housing units are located in tract 06059021821 where 41.1 percent of the population is White, and 29.6 percent is Latinx. Both census tracts are designated in areas that have lower displacement risk. The remaining 25 percent of all projected housing units are located on tract 1813, where there was low data quality. The redistribution of lower-income household opportunities into places where Hispanic predominance is not as strong could mean the alteration of settlement trends for Hispanic and low-income households. As a result, Placentia communities could become further integrated in regard to race/ethnicity and income.

Table D-11: Candidate Sites in Neighborhood Segregation - Household Data

Data		Census Tract 117.22	Census Tract 118.21	Census Tract 1813
Demographics				
Population		2,259	7,772	4
Households		1,054	2,578	4
Renter Occupied		40.7%	44.4%	-
Median Income		\$48,929	\$101,023	-
Low-Income Households		65.2%	30.8%	100%
Speak English Less Than Very Well		15.9%	12.7%	100%
Race/Ethnicity: Latino-White	White	41.5%	41.1%	-
	Black	2.5%	4.2%	-
	Asian	18.9%	22.2%	-
	LatinX	36.3%	29.6%	100%
	Other	0.9%	2.9%	-
Housing				
Median Rent		\$1,191	\$2,092	-
Rent Gap		Tract rent is \$562.04 lower than nearby rents.	Tract rent is \$47.74 lower than nearby rents.	\$295.09 lower than nearby rents.
Hot Market		Yes	No	Yes
Displacement Type:		Lower Displacement Risk	Lower Displacement Risk	Low Data Quality

Source: AFFH Data Viewer

Figure D-10 shows that majority of the candidate sites, approximately 75 percent of all projected housing units, are located in the City tracts where 25 percent to 50 percent of the population have low to moderate income. Although concentrating housing in areas with high low- and moderate-income majorities has the potential to overburden these communities, the median household income of Placentia is \$103,041, which is \$2,556 above the Orange County's median household income of \$100,485. By concentrating affordable housing in these areas, households would have more opportunities to have reliable housing. The remaining 25 percent of all housing units are in areas in the City tract where the low to moderate income household proportion



of the population is less than 50 percent. By allocating housing in these areas, segregation based on income can be mitigated. Additionally, higher income areas tend to have greater access to resources.

The candidate sites were directly identified due to their proximity to transit, major corridors, employment opportunities, as well as property owner/developer interest and high likelihood for residential development. The City plans for new units in close proximity to community and commercial resources, as well as increased private investments in the area – ultimately leading to increased access to opportunities and resources for existing and future residents. Having lower-income units dispersed throughout the City helps create more mixed-income communities and brings resources and services closer to special needs and vulnerable populations. This further improves conditions in these areas and does not exacerbate any conditions.

While former commercial and light industrial areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

History of Investment and Disinvestment

The City of Placentia is a mature, suburban, community located within one of the wealthiest and economically diverse suburban counties in the country. The City has a well-established track record of local public and private investment. The Measure U sales tax implemented in April 2019, continues to help fund critical programs and infrastructure. As a full-service City, Placentia provides the following services to its residents, property owners, business owners, and visitors:

- Public Safety (Police, Fire & Paramedic)
- Sanitation and Refuse Collection
- Parks, Planning & Zoning, Housing & Community Development

Placentia is one of the only cities in Orange County that never closed its operations during the COVID-19 pandemic which ensured continuous and upward economic development throughout the City. The City continuously invests in infrastructure improvements and community character improvements. The City has master plans for the revitalization, activation, and economic growth of the City's original Old Town, TOD Packing House District and Chapman Corridor areas.

The City has established an Enhanced Infrastructure Financing District (EIFD) adjacent to the planned Metrolink Station, Old Town, and TOD Packing House District. The EIFD creates a funding mechanism to facilitate the construction of public infrastructure improvements to attract private investment. A tax increment will be used to pay for projects listed in the Infrastructure Financing Plan. Anticipated improvements include street, pedestrian connectivity, and both landscape and lighting upgrades.

Since 2018, the City has allocated an average of \$10 million per fiscal year to complete capital improvements throughout the City. Historically, capital improvement projects



have focused on areas of higher need and in the last decade, the City has focused on the City's original Old Town, TOD Packing House District and Chapman Corridor areas. Beginning in 2022, the City began a citywide Roadway Rehabilitation Project to repair, main, and improve approximately 80 percent of all public roads in the City. The seven-year long project will be complete in 2028, almost mirroring the 6th Cycle planning period.

The City's oldest developed areas are the Old Town and TOD Packing District areas which were important in the City's early history. Placentia's major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, these areas which were previously major employment hubs became vacant and slowly deteriorated. The City attempted to revitalize the area through its history but limited private investment prevented any meaningful public investment. Comprehensive planning efforts have revitalized the area and the City continues to see these historic areas as vital opportunities for growth.

Placentia suffered from private disinvestment and economic decline with the widespread growth of Orange County's suburbanization from the 1960's to the 1990's, though existing property owners, residents, and businesses kept Placentia active with a mix of small businesses, restaurants, churches, and public venues. Private disinvestment led to less public revenue to invest in public improvements. While periods of economic decline reduced public revenue, Placentia has always been able to maintain and improve its local infrastructure.

Fair Housing Sites Summary

The fair housing analysis above displays the following results:

- The City has ample capacity to accommodate future housing at all income levels
- The sites identified to accommodate the RHNA are strategically placed to further integrate racial and ethnic groups, varieties of income categories, and to enhance the availability of opportunities throughout the City.
- The areas identified to accommodate the low and very low-income RHNA create opportunities for lower income residents to access affordable housing in higher resources areas.
- Above moderate and moderate income units are dispersed throughout the community and have the potential to enhance resources and opportunities in neighborhoods that historically have less access to resources.

This section reviews fair housing findings and data within Appendix D on a local level by analyzing findings based on all Census Tracts in the City as shown in Table D-12 below. It is important to note that a majority of the City is identified by TCAC as high resource with some pockets of moderate resource. The southwest and southeast portions of the City, which are the Transit Oriented Development District (TOD) and Old Town Plan areas, contain high resource and highest resource census tracts. These



areas site a majority of the lower income housing within underutilized parcels throughout the area.

In 2017, the City adopted the Transit Oriented Development District (TOD) and the Old Town Placentia Plan. In 2019, the General Plan was comprehensively updated. Although housing growth has occurred citywide due to infill development and ADU construction, the southwest and southeast quadrants of the City have experienced major growth. Both the TOD and Old Town Plans are in the southwest quadrant of the City, and those plans currently include zoning for some by right affordable housing, with up to 1,100 additional units possible due to ongoing TOD expansion (Program HE-1.8). Approximately 650 units have been built in the TOD Zone already, with an additional 189 affordable units entitled. Program HE-1.8 proposed to increase the R-3 density citywide, which the City completed in late 2022, along with re-zoning of several industrial sites to R-3 between 2020-2022. Many of these aforementioned areas rezoned to R-3 from industrial have already been entitled with approximately 200 units, and half of those have been built already. Another 300-500 units are anticipated to be entitled in these areas alone.

The detailed analysis in Table D-12 shows how Moderate and High Resource areas, adaptive reuse of underutilized commercial and industrial parcels can play a key role in increasing housing stock volume and improving affordability. Urban Displacement indicators show that Census Tract 117.21 is experiencing “Risk of Displacement”. This area has been strategically sited for lower income RHNA sites to mitigate the rate of displacement. It is also important to note that the City accommodated a majority of lower income RHNA sites in areas that experience “Lower Displacement Risk”, which may avoid advanced gentrification and further increase opportunities for lower income households.

The potential addition of units at all income limits would positively impact both existing and future residents in the southwest and southeast regions of the City. Mixed-income communities garner social and economic advantages for residents, property owners, communities, and entire neighborhoods. Mixed-income communities are a way to preserve economic integration and increase the acceptance of affordable housing amongst community members. Additional benefits include better access to schools and safety for low-income residents and promote social cohesion and equity. Mixed-income housing can foster social interaction and integration among different income groups, which can reduce stigma, stereotypes, and isolation, and enhance mutual trust and support. Some studies also suggest that mixed-income housing can lower crime rates by creating more stable and cohesive neighborhoods, reducing exposure to violence and disorder. Through capital improvements, Housing Element actions and commitments, and social/cultural community events, the City believes the western region will become an area where residents of all socio-economic backgrounds can live and thrive.

Appendix D: Affirmatively Furthering Fair Housing



Table D-12: Fair Housing Summary Analysis

Data	Census Tract 117.08	Census Tract 117.15	Census Tract 117.16	Census Tract 117.17	Census Tract 117.21	Census Tract 117.22	Census Tract 218.10	Census Tract 218.131	Census Tract 218.20	Census Tract 218.21
Demographics										
Population	4961	6875	5,757	2769	5,368	2,291	3,704	3	4,855	7,768
Households	1923	2534	1,648	919	1,448	1,107	1,203	3	1,548	2,537
Renter Occupied	72.3%	31.7%	22.3%	25.3%	74.0%	37.3%	18.6%	100%	13.4%	50.0%
Median Income	\$82,614	\$94,028	\$143,382	\$111,818	\$96,169	\$106,042	\$114,542	N/A	\$141,354	\$106,813
Hispanic/ Latino of Any Race	37.5%	23.7%	27.7%	18.3%	74.1%	33.3%	23.4%	100%	19.1%	25.8%
Non-White	33.2%	35.5%	48.2%	30.6%	43.4%	48.5%	37.7%	0%	32.6%	49.4%
Low/Moderate Income Households	61.3%	31.7%	38.15%	33.1%	81.9%	48.6%	24.5%	N/A	18.0%	36.6%
RHNA Lower Income	0	0	0	0	183	919	0	0	0	0
RHNA Moderate	0	0	0	2	481	115	0	10	0	313
RHNA Above Moderate	1	1	12	0	0	0	13	0	13	40
RHNA Total	1	1	12	2	664	1,034	13	10	13	353
Metrics										
TCAC Opportunity Indicator - Composite Score	Moderate Resource	Highest Resource	Moderate Resource	Highest Resource	High Resource	Highest Resource	Highest Resource	No Data	Highest Resource	High Resource
Displacement Type	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk				

Source: California Department of Housing and Community Development - AFFH Data Viewer, US Census: American Community Survey (2021, 5-Year Estimates)
 1. AFFH Data Viewer and US Census data are not reliable for Census Tract 218.13. Sources significantly undercount true population and household totals.



4. Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in 0: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice prepared by the Urban County consortium, of which Placentia is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
Fair Housing Outreach	<p>1. Lack of local private fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in Orange County. Although Orange County is served by two high-quality private, non-profit fair housing organizations, they are underfunded and understaffed in comparison to the total need for their services. Victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem.</p> <p>2. Lack of local public fair housing outreach and enforcement may also be a significant contributing factor to fair housing issues in Orange County. There are no local public entities that conduct fair housing outreach and enforcement, with the California Department of Fair Employment and Housing and HUD constituting the only public enforcement bodies that operate in Orange County. Advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment and Housing’s investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD.</p>	High	<p>The City will continue to disseminate information regarding fair housing in a variety of locations including City Hall, the City website and the library, and conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.</p> <p>The City will continue to seek funding to support the Fair Housing Council of Orange County (FHCOC), which 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.</p> <p>The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords. (Program 2.1)</p>
Access to Opportunity	<p>Lack of access to opportunity due to high housing costs may be a significant contributing factor to fair housing issues in Orange County. In Placentia, while access to quality transportation and educational resources is generally good throughout the city, the western portions of the county have lower economic and environmental opportunity than do the central and northern areas. Increasing housing affordability in those areas would make it easier for low-income households to access the types of services and amenities that further social mobility.</p>	High	<p>The City will seek to improve access to opportunity in the following ways:</p> <p><u>Program HE-1.2: Locate Housing Near Transportation, Employment and Services</u></p> <p>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.</p> <p><u>Program HE-1.3: Pursue County, State, and Federal Housing Funds</u></p>



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p>Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis.</p> <p><u>Program HE-1.8: Adequate Sites for Housing Development</u></p> <p>To ensure the availability of adequate sites to accommodate the City’s assigned housing need, the City will rezone additional land to accommodate the shortfall of lower-income sites compared to the RHNA allocation in all income categories. as identified in Appendix B. The City shall encourage the development of housing through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives, and provide incentives for lot consolidation.</p> <p><u>Program HE-1.11: Density Bonus Ordinance</u></p> <p>The City provides incentives and concessions to facilitate development of lower-income housing units through its Density Bonus Ordinance. To ensure that City regulations are consistent with recent changes to State law, the City will process an amendment to the ordinance in 2022.</p> <p><u>Program HE-1.15: Transit-Oriented Development</u></p> <p>Transit-Oriented Development (TOD) is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, in 2017 the City Council adopted the TOD Packing House zoning district, which allows densities up to 95 du/acre near the future Metrolink Station. Since then, 633 multi-family units have been entitled in the TOD District. Also in 2017, the Old Town Zoning District was adopted, which includes a sub-area allowing high-density housing by-right up to 65 units per acre. Development incentives include the utilization of City-owned property as well as reduced parking requirements, financial assistance, density bonus, and</p>



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p>regulatory waivers. To expand housing opportunities, an amendment to the TOD zone will processed to extend the district as described in Program 1.8 and Appendix B.</p> <p><u>Program HE-1.19: Accessory Dwelling Units</u></p> <p>Accessory dwelling units (also known as ADUs, second units or granny flats) can help to address a portion of the city’s housing needs, particularly for small lower-income households. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools.</p> <p><u>Program HE-4.1: Partnerships with the Housing Industry</u></p> <p>The City has limited resources to use for the development and maintenance of affordable housing. 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 proactively seek partnerships to develop affordable housing and 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 where feasible. The City will contact affordable housing organizations annually to solicit interest in development.</p>
Affordable Housing Preservation	The loss of affordable housing may be a significant contributing factor to fair housing issues in Orange County. When subsidy contracts expire, the housing providers that often have the least economic incentive to renew their affordability restrictions are those that are located in higher opportunity areas or in areas that are gentrifying or at risk of gentrification. In Placentia, there is one subsidized low-income development that could expire in the		<p><u>Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate</u></p> <p>The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. To encourage the preservation of these “at-risk” units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants., comply with noticing</p>



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
	<p>next 10 years. The loss of these affordable units could contribute to segregation and displacement.</p>		<p>requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units.</p>
<p>Availability of Affordable Housing</p>	<p>Lack of affordable, accessible housing in a range of unit sizes may be a significant contributing factor to fair housing issues in Orange County. As discussed in connection with several other contributing factors, there is a general shortage of affordable housing in the county. This shortage has a particular effect on low-income families in which at least one member has a disability that requires accessibility features, and persons with disabilities who require the services of live-in aides.</p>	<p>High</p>	<p>All of the meaningful actions described above address this issue. In addition, the following program specifically addresses the issue of housing for persons with disabilities:</p> <p><u>Program HE-1.12: Development of Senior Housing</u></p> <p>Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. In 2020 the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City shall continue to encourage the development of a wide range of housing choices for seniors through incentives (e.g., financial assistance, parking reductions, regulatory waivers). 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.</p> <p><u>Program HE-1.13: Development of Housing for Larger Families</u></p> <p>Providing appropriately sized housing units for large families is important to improving livability, reducing instances of overcrowding and minimizing deferred maintenance issues. The City shall encourage incorporation of units with 3 or more bedrooms 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.</p> <p><u>Program HE-1.14: Housing for Persons with Special Needs</u></p> <p>Housing to accommodate persons and families with special needs is a high priority for Placentia. In 2018 the City approved the Veteran’s Village development with 49 very-low-income units for veterans who are homeless or at risk of homelessness. The project also provides services such as vocational training, mental health counseling, job placement, etc. The City shall</p>



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			<p>continue to 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, including persons with developmental disabilities, through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.</p> <p><u>Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities</u></p> <p>The City will continue to implement the Reasonable Accommodation Ordinance, which provides relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. In addition, a Zoning Ordinance amendment will be processed in 2022 to update the definition of “family” consistent with State law.</p>



Appendix E: Glossary

Above Moderate-Income Household. A household with an annual income greater than 120% of the Area Median Income (AMI) adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

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

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.” May also refer to 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 counties or the California 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 type of ownership in which the interior space is individually owned and 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 private 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 residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing at the same site or at another location.



Density, Residential. The number of 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.

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, small 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. Temporary 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 §50801(e)*]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) 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 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.

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 include 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.

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. The existing or projected ratio of employment to housing units within a geographic area.

Land Use Classification. A system for classifying and designating the allowable 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 income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and state governments for investors in low-income housing.

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 income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

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

Multiple Family Building. A building designed and used exclusively as a dwelling by two or more households 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.

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 of existing and projected housing need, by household income group, for 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. Two or more dwelling units on a single site, under common ownership.

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).

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 to 250 square feet, with a sink and closet, but which may require 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* §3260(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* §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.



Tenure. A housing unit is “owned” if the owner or co-owner lives in the unit, even 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 §50675.2(h)*]

Very-Low-Income Household. A household with an annual income usually no greater than 50% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.