

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

**Melinda Grant, Undersecretary  
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director  
Division of Housing Policy Development**

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Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

January 2024

# Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

## Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See <b>Appendix 3</b> for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 5</b> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Application Information

Applicant (Jurisdiction):	City of Placentia
Applicant Mailing Address:	401 E. Chapman Avenue
City:	Placentia
ZIP Code:	92870
Website:	<a href="http://www.placentia.org">www.placentia.org</a>
Authorized Representative Name	Rosanna Ramirez
Authorized Representative Title:	Acting City Administrator
Phone:	714-993-8217
Email:	<a href="mailto:RRamirez@placentia.org">RRamirez@placentia.org</a>
Contact Person Name:	Lesley Whittaker
Contact Person Title:	Associate Planner
Phone:	714-993-8149
Email:	<a href="mailto:Lwhittaker@placentia.org">Lwhittaker@placentia.org</a>
<b>Proposed Total Score (Based on Appendix 3):</b>	59

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2024-70), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: 

Name and Title: Rosanna Ramirez, Acting City Administrator

Date: 11-07-2024

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	59	Assemblymember Phillip Chen
State Senate District	29	Senator Josh Newman

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

### Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's	<input checked="" type="checkbox"/>	<input type="checkbox"/>

application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.

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## RESOLUTION NO. R-2024-70

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

**WHEREAS**, Government Code section 65589.9 established the Prohousing Designation Program (“**Program**”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

**WHEREAS**, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

**WHEREAS**, the California Department of Housing and Community Development (“**Department**”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

**WHEREAS**, the **CITY OF PLACENTIA** (“**Applicant**”) desires to submit an Application for a Prohousing Designation (“**Application**”).

#### **THEREFORE, IT IS RESOLVED THAT:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155- 21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency

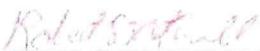
Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. **The CITY ADMINISTRATOR** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

**PASSED, ADOPTED and APPROVED this 5<sup>th</sup> day of November 2024.**

  
\_\_\_\_\_  
Jeremy Yamaguchi, Mayor

ATTEST:

  
\_\_\_\_\_  
Robert S. McKinnell, City Clerk

STATE OF CALIFORNIA  
COUNTY OF ORANGE



I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Placentia, held on the 5<sup>th</sup> day of November 2024 by the following vote:

AYES: Councilmembers: Shader, Smith, Wanke, Kirwin, Yamaguchi  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
\_\_\_\_\_  
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Christian Bettenhausen, City Attorney

**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

**Project Proposal**  
**Category 3: Reduction of Construction and Development Costs**

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Project Proposal**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

**Appendix 2: Proposed Policy Completion Schedule**

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1D	HE-1.11: Amend the Density Bonus Ordinance	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.	2025	The City will comply with all State Legislation.
1F	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	Ongoing	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.
1J	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.
2F	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



### Appendix 3: Project Proposal Scoring Sheet

Category Number	Revised Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g. resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	E	The city shall ministerially approve a housing development containing no more than two (2) residential units in single family residential zones (if they meet certain requirements).	Zoning code 23.13.010	3	2: promote infill	1	4
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified	P	The City of Placentia's certified Housing Element has addressed the sufficient sites to accommodate 131 percent of the current RHNA with rezoning by income category . The City's rezoning effort occurred in February of 2024, which likely added residential capacity to various income levels, surpassing the minimum threshold (125%) set by the policy. The City of Placentia is committed to providing housing opportunities, with identifying underutilized sites, and exploring opportune	Zoning Code 23.112  <a href="https://www.placentia.org/DocumentCenter/View/9654/Placentia-6th-Housing-Element-2022-03-15_adopted">https://www.placentia.org/DocumentCenter/View/9654/Placentia-6th-Housing-Element-2022-03-15_adopted</a>	2			2

Category Number	Revised Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g. resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).		ities for affordable housing.					
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).		Program 1.11 in the City of Placentia's certified Housing Element, (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. The City of Placentia has collaborative working relationships with non-profits and housing developers, and assists with identifying federal and state resources like CDBG, HOME funds, and Low-Income Housing Tax Credits to support housing development	Program HE-1.11 <a href="https://placentia.org/DocumentCenter/View/12227/City-of-Placentia-6th-Cycle-Housing-Element_Certified">https://placentia.org/DocumentCenter/View/12227/City-of-Placentia-6th-Cycle-Housing-Element_Certified</a>  Density Memo from Director of Development Services	2			2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2;	E	Reducing parking requirements for ADUs: "A parking space for an accessory dwelling unit shall not be required in any of the following instances: (A) The accessory dwelling unit is located within one-half (1/2) mile walking distance of public transit. For these purposes, "public	Zoning Code 23.73  HE 1.17	2	1 - efficient land use and climate change solution	2	4

Category Number	Revised Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g. resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).</p>		<p>transit” means a location, including but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.</p> <p>(B) The accessory dwelling unit is located within an architecturally and historically significant historic district.</p> <p>(C) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.</p> <p>(D) When on-street parking permits are required but not offered to the occupants of the accessory dwelling unit.</p> <p>(E) When there is a car share vehicle located within one (1) block of the accessory dwelling unit. For these purposes, “car share vehicle” means a motor vehicle that is to park in parking spaces designated for the exclusive use of car share vehicles, operated as part of a regional fleet by a public or private car sharing company or organization, and provides hourly or daily service.”</p> <p>In the City of Placentia’s certified Housing Element, Program HE-1.17 Residential</p>					

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			Parking Requirements discusses how 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.					
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income	E	<p>The City of Placentia 's Affordable Housing Development Impact Fee is used for affordable housing projects. Sometimes this fund is used to purchase property to be used for affordable housing or it can be used to help construct affordable housing. Recently, the City of Placentia donated funds to help bridge a funding gap for an Accessory Dwelling Unit, which was being used for transition age foster youth. The story was on ABC Channel 7 news.</p> <p>Program HE-4.3, in the City of Placentia Housing Element is to Facilitate Housing Co-Located with Religious Community Facilities. The City will evaluate</p>	<p><a href="https://ecode360.com/print/PL4986?guid=42698247">https://ecode360.com/print/PL4986?guid=42698247</a></p> <p><a href="#">UC Irvine and Orange Coast College students design and build ADU to help homeless youth who have aged out of foster care system - ABC7 Los Angeles</a></p>	2			2

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	Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.		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 colocation of housing in higher income, higher opportunity areas and RCAAs.	HE-4.3				
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-	E	The Old Town Zoning District, established in 2017 as the Old Town Revitalization Plan, is generally a commercial zone that allows for some mixed-use opportunities for housing. Densities range from 25-65 du/ac. Housing is permitted by right in the Old Town Zoning	<a href="https://placentia.org/1036/Chapman-Corridor-Revitalization-Plan">https://placentia.org/1036/Chapman-Corridor-Revitalization-Plan</a>	1			1

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	residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.		<p>district, which consists of a mix of uses, therefore not a "residential district".</p> <p>The City is currently in Planning phases for the Chapman Corridor Plan, which will be a stretch of corridor that allows for integrated land use patterns that encourages multimodal travel, walkability, mixed-use development, high-density residential, public/private open space opportunities, and high-quality urban design that is in scale with a respective property and its surrounding area. The goal is to encourage a network of cohesive developments that revitalizes the corridor, provides a path to the Old Town and Packing House Districts, and anchor the westerly city boundary with the City's Civic Center.</p>					
11	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate		The R-3 (High Density Residential) Zoning District was amended to allow the density of the R-3 Zone from 25 to 30 units per acre. Raising the density cap allows developers to fit more residential units within the same land area. For example, a one-acre parcel previously limited to 25 units can now support up to 30 units, effectively increasing housing supply. Higher density zoning accommodates a broader range of housing types, such as smaller apartment complexes, townhomes, or mixed-use developments, which are typically more difficult to build at lower density limits. With higher density limits, developers may include smaller, more affordable units in their	<a href="#">Zoning Code 23.21</a>  <a href="#">Zoning Code 23.23</a>	1			1

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	from any qualifying policies under Category (1)(B) above.		projects, addressing the needs of various income levels and household sizes.					
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	E	<p>TOD: 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.</p> <p>A goal in the Housing Element, HE-2, is to Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, disability, marital status or household composition. This goal is supported by Program HE 2.1 to 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 (FHCO), which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of</p>	<p>Zoning Code 23.111</p> <p>HE 2.1</p>	1	5 - rezoning in Location Efficient Community	1	2

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			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 FHCOOC to conduct annual fair housing outreach targeted to Placentia residents and landlords.					
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	E	Individual single-family units are permitted by-right in R-A, R-1, R2, RPC, PUD, SP-6, SP-7, and SP-8. 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.	Housing Element Update Page 3-32; Municipal Code S23.81.040	3			3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental	E	Streamlined program-level CEQA analysis and certification of specific plans with accompanying Environmental Impact Reports (EIR), and related documents. Old Town/TOD specific plans utilized a program-level EIR for multiple projects.	Zoning Code 23.111 and 23.112	2			2

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	Impact Reports (EIR), and related documents.							
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	E	The City will 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. Fees were waived to facilitate this project. The City worked with the County to negotiate a low lease cost, and long lease term. Development Impact Fees were deferred. The project was processed and approved by the City in 4 months.	Housing Element 4-7	2	8 AFFH	1	3

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2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.		Building Plan Check takes approximately two weeks. Depending on resubmittal response time, plan check often takes less than four months.	Contact the Building Dept. for plan check timeframes. (714) 993-8124.	2			2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	E	City does not require public hearings for projects consistent with zoning and general plan. 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.	Zoning Code 23.112	2			2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	E	The City offers an expedited plan review. Please see the fee schedule link on the City website.  It is a priority in Placentia to provide housing to accommodate persons and families with special needs. In 2018 the City approved the Veteran's Village development with 49 very-low-income units for veterans who are homeless or at	<a href="https://placentia.org/DocumentCenter/View/12656/Building-Fees-2024-JULY">https://placentia.org/DocumentCenter/View/12656/Building-Fees-2024-JULY</a>  HE. 1.14	1			1

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			risk of homelessness. The project was expedited and in construction within months.					
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	E	The City has a public portal for online permitting, which allows the public to apply for any type of permit through the software.	<a href="https://placentia.org/1053/PERMITS-ONLINE--SMARTGOV-CITIZENS-PORTAL">https://placentia.org/1053/PERMITS-ONLINE--SMARTGOV-CITIZENS-PORTAL</a>	1			1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	E	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.	HE 1.19	1			1
2I	Establishment of one-stop-shop		City has a public web portal that allows applicants to submit applications to	<a href="https://ci-placentia-">https://ci-placentia-</a>	1			1

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	permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.		planning and building divisions. Online submission and tracking of permits, applications, and documents reduces manual paperwork and processing times, therefore streamlining development applications.	<a href="http://ca.smartgovcommunity.com/Public/Home">ca.smartgovcommunity.com/Public/Home</a>				
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	E	Single application form for all entitlement applications. The City of Placentia is transitioning to an online portal system, which will be a one-stop avenue for all types of permit processing. As we transition, the application used currently is also one application for all types of entitlement processing.	<a href="https://www.placentia.org/DocumentCenter/View/5880/Planning-Application?bidid=">https://www.placentia.org/DocumentCenter/View/5880/Planning-Application?bidid=</a>	1			1
2K	Establishment of a standardized application form for all entitlement applications.	E	Single application form for all entitlement applications. The City of Placentia is transitioning to an online portal system, which will be a one-stop avenue for all types of permit processing. As we transition, the application used currently is also one application for all types of entitlement processing.	<a href="https://www.placentia.org/DocumentCenter/View/5880/Planning-Application?bidid=">https://www.placentia.org/DocumentCenter/View/5880/Planning-Application?bidid=</a>	1			1
2L	Documented practice of		City provides a link to the PDF that provides a monthly update on project	<a href="https://www.placentia.org/Do">https://www.placentia.org/Do</a>	1			1

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	publicly posting status updates on project permit approvals on the internet.		statuses. City publishes the monthly list on the newsletter and will proceed to update the link on their website.	<a href="#">cumentCenter/View/13565/Ending-Development-List-October-2024</a>				
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.		Projects that are submitted through Development Services generally only go to one public hearing, which is Planning Commission. There is no Design Review Board in the City, so all developments are either approved by the Director, go to Planning Commission, and/or go to City Council.	Zoning code 23.75	1			1
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing	E	Developmental fees are waived for affordable housing projects. A developer may request that development fees be waived or modified during submittal as project application.	Municipal Code Section 5.30.110	3	8 AFFH	1	4

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	affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).							
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing	E	<p>The City provides a PDF checklist for ADU/JADU plan submittals to help streamline the process for applicants. By providing a simplified checklist, the submittal process is easier to understand for the average homeowner who would like to construct an ADU/JADU.</p> <p>HE Program 1.19: City to prepare pre-approved plans for ADUs. The City is currently in process to provide preapproved ADU plans for public use.</p>	Attach PDF checklist	2			2

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	improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.							
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and	E	<p>Fee Adjustments: "A developer of any project, including any new building or addition to or conversion of any existing building, subject to the fees described in Sections 5.02.050 through 5.02.100 may apply to the city council for a reduction or adjustment of the fee(s), or a waiver of the fee(s), based upon the absence of any reasonable relationship between the nature of the impact of the development and either the amount of the fee charged or the type of facilities to be financed."</p> <p>The City often uses Development Agreements (DA) to be able to defer or to waive development fees.</p>	Municipal Code Section 5.02.120	1			1

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	commercial linkage fees).							
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	E	<p>City has a separate Mobile Home Park District (MHP). This incentivizes and promotes their preservation, as a zone change would be required to convert these parks to other uses.</p> <p>Manufactured housing is permitted in any district where single-family homes are permitted subject only to site development approval, consistent with State law</p>	<p>Municipal Code Section 23.57 and HE program 1.1 Manufactured Housing and Mobile homes</p> <p>Zoning Code 23.58</p>	1	1 - efficient land use and affordable housing	2	3
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles.	E	<p>Old Town Placentia Revitalization Plan: seeks grant funding to better connect Old Town to adjacent neighborhoods through pedestrian and bicycle networks. To help facilitate the revitalization, the City of Placentia started an EIFD. Approved by State legislation in 2014, EIFDs are special districts with defined boundaries that use local property taxes to issue bonds to fund infrastructure projects (e.g. streets, utilities, sidewalks, pedestrian safety</p>	<p><a href="https://www.placentia.org/DocumentCenter/View/6161/Old-Town-Placentia-Revitalization-Plan?bidId=">https://www.placentia.org/DocumentCenter/View/6161/Old-Town-Placentia-Revitalization-Plan?bidId=</a></p> <p><a href="https://placentia.org/Docume">https://placentia.org/Docume</a></p>	1	1: climate change solutions and access to public transit	2	3

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	Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.		enhancements) or affordable housing. EIFDs can be formed among any entities with property taxing authority, including a City, County, or Special District, but excluding school districts. In Placentia's case, the two entities with property taxing authority include the City and the County of Orange. The goal is to help spur development by improving the area to ensure that the highest quality of development takes place, as envisioned by the Old Town Placentia Revitalization Plan adopted by the City Council in 2017. Placentia EIFD, in partnership with the County of Orange, would generate approximately \$15 million in net fiscal benefit to the County over 50 years. The City will be able to leverage this financial tool to produce over 1,600 new units of housing, create 3,900 construction jobs, and over 1,100 permanent jobs at full build out. Furthermore, the project will provide over \$160 million in annual ongoing economic output and will have significant transit, housing, and sustainability benefits for the entire region.	<a href="#">ntCenter/View/11825/EIFD-FAQs-2024?bidId=</a>				
3G	Establishment of pre-approved or prototype plans for missing middle housing	P	HE Program 1.19: City to prepare pre-approved plans for ADUs. The City is currently in process to provide preapproved ADU plans for public use.		1			1

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	types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.							
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	E	City has an Affordable Housing Impact Fee Fund which is expended exclusively to provide housing affordable to extremely low income, very low income, lower income, and moderate-income households in the city.	<a href="https://library.qcode.us/lib/placentia_ca/public/municipal_code/item/title_5-chapter_5_30">https://library.qcode.us/lib/placentia_ca/public/municipal_code/item/title_5-chapter_5_30</a>	2	8: AFFH	1	3
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.		City has established an EIFD near the City's future Metrolink Station including the Old Town Placentia area and Transit Oriented Development Packing House District.	<a href="https://www.placentia.org/eifd">https://www.placentia.org/eifd</a>	2	1: Affordable housing and access to public transportation	1	3

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4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	E	The Cit of Placentia has a Neighborhood Services Division. The program offers grants to low-income homeowners for exterior repairs to their homes to preserve the City's supply of decent, safe, and sanitary housing.	<a href="https://placentia.org/155/Housing-Rehabilitation-Program">https://placentia.org/155/Housing-Rehabilitation-Program</a>	1			1
TOTAL:					47		12	59

*The People are the City*

**Mayor**

JEREMY B. YAMAGUCHI

**Mayor Pro Tem**

KEVIN KIRWIN

**Councilmembers:**

RHONDA SHADER

WARD L. SMITH

CHAD P. WANKE



**City Clerk:**

ROBERT S. MCKINNELL

**City Treasurer**

KEVIN A. LARSON

**City Administrator**

DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

October 1, 2024

Department of Housing and Community Development  
Housing Policy Division  
651 Bannon Street, Suite 400  
Sacramento, CA 95811

ATTENTION: Michael Brockman-Velazquez

Dear Mr. Brockman-Velazquez,

The purpose of this letter is to affirm the City's commitment to complying with the State's Density Bonus Law and to outline the City's plan to bring its Density Bonus ordinance into full compliance with State Law. As described in its Housing Element Update 2021-2029, under Program HE-1.11: Density Bonus Ordinance, the City has committed to amending its Density Bonus ordinance for consistency with Government Code 65915, as amended by AB 2345, by March 31, 2025. In the meantime, the City is committed to full compliance with the current Density Bonus State Law. If a density bonus project were to be proposed prior to the City's amendment of its ordinance, the City would consider and approve the project consistent with state law. In addition, the City's Density Bonus Program provides additional incentives for the development of affordable housing, including a reduction in the site development standards, among other incentives the City offers to encourage affordable housing.

Sincerely,

Joseph M. Lambert  
Director of Development Services

## **Appendix 6 - Placentia's Encampment Response**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



## Prohousing Designation: Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. Please complete this form to demonstrate how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the [United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" \(June 17, 2022\)](#).

**Name of Jurisdiction:** City of Placentia

1. Was the Jurisdiction awarded Encampment Resolution Funding (ERF) Program funds (Yes/No)?

If so, indicate the round of funding (i.e., ERF-1, ERF-2-L, ERF-2-R, ERF-3-L, or ERF-3-R), the date the grant was awarded, and attach the approved proposal.

**Round of funding:**           N/A          

**Date of grant award:**           N/A          

2. What is the Jurisdiction's role in the Coordinated Entry System (lead, support, etc.)? Max. 100 characters. If applicable, attach any supporting documents.

The City of Placentia utilizes a Homeless Liaison Officers to place individuals experiencing homeless into shelter, they do not have access to the Coordinated Entry System. No City employees have access to the Coordinated Entry System.

3. Does the Jurisdiction receive a direct allocation of federal funds from HUD (Yes/No)? If so, indicate the type of federal funds, the award amount, and how the federal funds are being utilized to serve the homeless population. Also, attach the jurisdiction's consolidated plan. Max. 100 characters.

**Type of federal funds:**           N/A          

**Award amount:**           N/A          

**How the federal funds are being utilized:**

The PLHA funds are being utilized to fund the operations of the Placentia and Buena Park Navigation Center that provide wraparound services to those experiencing homelessness such as housing, health resources, counseling, job and social skills, opportunities to reunite with family and friends, with the goal of integrating North Orange County Homeless to become productive members of society while decreasing the number of homeless in the public areas.

Each Jurisdiction's response to homelessness is based on the unique needs of the population they serve. Based on these efforts, the [United States Interagency Council on Homelessness' 7 Principles for Addressing Encampments](#) provides best practice guidance to support communities as they develop and implement a comprehensive response to encampments. Please provide a response on how the Jurisdiction meets each of the principles noted below. Attach and reference any supporting documentation along with the page numbers accordingly.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments** (Describe how system partners work together. Attach communication and coordination plans. 350 characters max)

Current encampments in the City of Placentia are located primarily on property that is County, state or privately owned. The Placentia Police department have partnered with BNSF, the Sheriffs Department, along with the County of Orange to clean up encampments within the City limits on their property. (PD would be able to share how they work together for the clean ups and the process. As far as a communications or coordination plan that is something that likely PD can give you. Sergeant Gillis is usually the lead on encampment clean ups and should be able to assist.)

- **Principle 2: Engage Encampment Residents to Develop Solutions** (Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options before an existing encampment is closed. 350 characters max)

The Placentia Police Department's Homeless Liaison Officer does weekly outreach on Thursday afternoons with the County of Orange Outreach Workers at all encampment locations to offer resources, shelter placements, and service options to the individuals experiencing homelessness. The Placentia Police Department also partners with the HOPE Center of Orange County and their H.A.W.K.'s to do outreach to any individuals within the City of Placentia limits that are experiencing homelessness on a Monday-Friday 8:30 a.m. to 5:00 p.m. at any location in the City. Whenever an encampment clean up is scheduled the Placentia Police Department has their Homeless Liaison Officer and County Outreach Workers are on site to provide resources, shelter placements and other service options to those in the encampments.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach** (Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. 350 characters max)

The Placentia Homeless Liaison Officer utilized the Outreach Grid app that is used by the 12 North SPA cities that are funding the Placentia and Buena Park Navigation Center to place

homeless individuals into the two city shelters or the Bridges County Shelter. The HOPE Center of OC H.A.W.K.'s and the County of Orange Outreach Workers when doing outreach in Placentia utilize the Coordinated Entry System and have a vast variety of resources available that they offer to those experiencing homelessness in encampments with the City limits. Besides being placed in temporary shelter, they have been able to place individuals into permanent housing, rehab programs, and other viable options to get these individuals off the streets.

- **Principle 4: Address Basic Needs and Provide Storage** (Describe efforts to meet basic needs, health, safety, and access to storage for people experiencing unsheltered homelessness. 350 characters max)

The City of Placentia does not offer storage of items of those experiencing homelessness. The Placentia Family Resource Center provides basic needs such as food, clothing, health clinics, and hygiene supplies to those experiencing homelessness in the City.

- **Principle 5: Ensure Access to Shelter or Housing Options** (Include a list of shelter or housing options, such as transitional housing, permanent supportive housing, emergency shelters, etc., within the jurisdiction and/or accessible within nearby communities. Also, indicate the shelter/housing name, address, target population and funding sources applied towards the development(s).)

Shelter/Housing Name	Type of Housing	Address	Target Population	Funding Source
Placentia Navigation Center	Temporary shelter with wrap around services	731 S. Melrose St. Placentia, CA 92870	Female and Male Adults experiencing Homelessness	PLHA Funds from 12 North SPA Cities
Buena Park Navigation Center	Temporary shelter with wrap around services	6494 Caballero Blvd, Buena Park, CA 90620	Female and Male Adults experiencing Homelessness	PLHA Funds from 12 North SPA cities
HIS-OC	Emergency Family Shelter	907 Bradford Ave. Placentia, CA 92870	Families with children experiencing homelessness	Privately Funded
Veterans Village	Permanent Supportive Housing Development for Veterans	1945 S. Veterans Way, Placentia, CA 92870	Veterans experiencing Homelessness	
Bridges at Kraemer Place Homeless Shelter – County Shelter	Temporary shelter with wrap around services	1000 N. Kraemer Pl., Anaheim, CA 92806	Female and Male Adults experiencing Homelessness	County of Orange Funded
Santa Angelina Senior Community Development	Permanent Supportive Housing for unhoused Seniors or at risk of being unhoused	1320 N. Angelina Dr., Placentia, CA 92870		

- **Principle 6: Develop Pathways to Permanent Housing and Supports** (Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. 350 characters max)  
the Placentia Navigation Center, Buena Park Navigation Center, and Bridges at Kraemer Place Shelter are all low- barrier shelters that provide easy access to those experiencing homelessness. Although they may not do drugs or drink alcohol on the property, because these shelters are low barriers, guest can still be on the premises while under the influence. This ensures that those experiencing homelessness that want shelter but have addiction problems are still able to get housed and resources to help them.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** (Describe plans for former encampment spaces. Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. 350 characters max)

Encampments in the City of Placentia are in County, State or Private property. The City works with these agencies to add metal gates and ensure that areas that are not meant for habilitation have limited access. This ensures that after an encampment cleanup individual experiencing homelessness cannot easily access the area. Placentia Police Department will also do more patrols of the area to ensure the individuals are not in unsafe areas. Most encampment areas are under the freeways, in the tunnels or other uninhabitable areas that will provide a safety risk if we allow the encampments to continue.