

Please Start Here

General Information	
Jurisdiction Name	Placentia
Reporting Calendar Year	2024
Contact Information	
First Name	Joseph
Last Name	Lambert
Title	Director of Development Services
Email	jlambert@placentia.org
Phone	7149938234
Mailing Address	
Street Address	401 E. Chapman Ave.
City	Placentia
Zipcode	92870

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_12_25

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	16
	Non-Deed Restricted	0
Above Moderate		146
Total Units		162

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	2	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	208	146	616
Accessory Dwelling Unit	19	16	9
Mobile/Manufactured Home	0	0	0
Total	229	162	625

Jurisdiction	Placentia
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date	Proposed Units - Affordability by Household Incomes							Total	Total	Streamlining	Density Bonus Law		Application	Project Type	Notes		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted	Did the housing development application seek incentives or	Were Incentives or concessions requested pursuant to Government	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
336-361-48	336-361-48	605 Alcott Ave.		ADU 2024-01	ADU	O	1/17/2024	0	0	0	0	165	0	0	165	12	0	NONE	No	N/A	Approved	Ministerial	
340-202-13	340-202-13	642 Sunflower Ave.		ADU 2024-02	ADU	O	1/24/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-124-08	344-124-08	617 Kansas Ave.		ADU 2024-04	ADU	O	2/8/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-432-35	336-432-35	1719 Kingston Rd.		ADU 2024-05	ADU	O	4/1/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-281-09	344-281-09	1037 Avenida De Pio Pico		ADU 2024-06	ADU	O	4/11/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-423-01	336-423-01	1831 Canard Ave.		ADU 2024-07	ADU	O	4/15/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-331-03	339-331-03	320 N. Placentia Ave.		ADU 2024-08	ADU	O	5/6/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-121-13	344-121-13	638 Kansas Ave.		ADU 2024-09	ADU	O	5/21/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-042-04	339-042-04	136 Orange Grove Ave.		ADU 2024-10	ADU	O	7/15/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-043-10	339-043-10	114 Primrose		ADU 2024-11	ADU	O	8/1/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-146-23	340-146-23	1472 Kill Ave		ADU 2024-12	ADU	O	8/28/2024					1			1	1		NONE	No	N/A	Pending	Ministerial	
339-351-23	339-351-23	712 San Diego Ln.		ADU 2024-13	ADU	O	9/10/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-322-32	339-322-32	625 Sunrise St.		ADU 2024-14	ADU	O	9/25/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-145-45	340-145-45	620 Highlander Ave.		ADU 2024-15	ADU	O	10/1/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
344-157-13	344-157-13	831 S. Melrose St.		ADU 2024-16	ADU	O	10/24/2024					1			1	1		NONE	No	N/A	Pending	Ministerial	
339-121-24	339-121-24	1031 Oxford Dr		ADU 2024-17	ADU	O	10/29/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-432-02	336-432-02	1732 Sierra Bonia Dr		ADU 2024-18	ADU	O	10/30/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
340-92-08	340-092-08	1387 Monaco Cir		ADU 2024-19	ADU	O	11/6/2024					1			1	1		NONE	No	N/A	Pending	Ministerial	
336-451-07	336-451-07	925 Cobb Ave		ADU 2024-03	ADU	O	1/29/2024					1			1	1		NONE	No	N/A	Withdrawn	Ministerial	
336-451-07	336-451-07	925 Cobb Ave		ADU 2024-20	ADU	O	11/7/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
336-051-06	336-051-06	1614 Seville St.		ADU 2024-21	ADU	O	12/9/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-391-04	339-391-04	315 S. Walnut St.		ADU 2024-22	ADU	O	12/11/2024					1			1	1		NONE	No	N/A	Pending	Ministerial	
346-162-01, 346-162-02	346-162-01, 346-162-02	440 N Jefferson St.		DPR 2024-01, TTM 19300, UP 2024-07	5+	O	7/18/2024					140			140			NONE	No	N/A	Approved	Discretionary	
346-172-11	346-172-11	1664 Vincente Ave.		SPR 2024-02	SFD	O	3/12/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
339-364-06	339-364-06	216 S. Melrose St.		SPR 2024-03	SFD	O	3/20/2024					1			1	1		NONE	No	N/A	Approved	Ministerial	
346-181-12	346-181-12	Atwood Ave		SPR 2024-04	SFD	O	5/6/2024					1			1	1		NONE	No	N/A	Pending	Ministerial	
339-112-27	339-112-27	777 W. Orangethorpe Ave	777	SPA 2021-01, DPR 2021-02, EA 2021-01	5+	R	6/24/2021						248		248	248		NONE	No	N/A	Approved	Discretionary	

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,243	-	-	-	-	-	-	-	-	-	-	-	1,243
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	680	-	-	64	-	-	-	-	-	-	-	66	614
	Non-Deed Restricted		2	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	782	-	-	14	14	16	-	-	-	-	-	44	738
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,693	-	34	73	79	146	-	-	-	-	-	332	1,361
Total RHNA		4,398												
Total Units			2	34	151	93	162	-	-	-	-	-	442	3,956
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely low-Income Need													Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		622		-	-	-	-	-	-	-	-	-	-	622

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Jurisdiction	Placentia	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
339-101-06	550 W. Crowther Ave			2/6/2024					Shortfall of Sites	2.874	TOD	TOD	65	95	232	Non-Vacant	
339-101-07	480 W. Crowther Ave			2/6/2024					Shortfall of Sites	3.339	TOD	TOD	65	95	270	Non-Vacant	
339-101-10	440 W. Crowther Ave			2/6/2024					Shortfall of Sites	0.53	TOD	TOD	65	95	43	Non-Vacant	
339-101-11	330 W. Crowther Ave			2/6/2024					Shortfall of Sites	0.588	TOD	TOD	65	95	47	Non-Vacant	
339-101-12	505 S. Melrose St.			2/6/2024					Shortfall of Sites	1.119	TOD	TOD	65	95	90	Non-Vacant	
339-101-13	420 W. Crowther Ave			2/6/2024					Shortfall of Sites	1.55	TOD	TOD	65	95	125	Non-Vacant	
339-451-01	515 S. Melrose St.			2/6/2024					Shortfall of Sites	1.537	TOD	TOD	65	95	124	Non-Vacant	
339-451-02	511 Cameron St.			2/6/2024					Shortfall of Sites	0.458	TOD	TOD	65	95	37	Non-Vacant	
339-451-03	521 Cameron St.			2/6/2024					Shortfall of Sites	0.368	TOD	TOD	65	95	30	Non-Vacant	
339-101-05	531 Cameron St.			2/6/2024					Shortfall of Sites	0.575	TOD	TOD	65	95	46	Non-Vacant	
339-451-06	530 Cameron St.			2/6/2024					Shortfall of Sites	0.489	TOD	TOD	65	95	39	Non-Vacant	
339-451-14	516 Cameron St.			2/6/2024					Shortfall of Sites	0.344	TOD	TOD	65	95	28	Non-Vacant	
339-451-12	510 Cameron St.			2/6/2024					Shortfall of Sites	0.286	TOD	TOD	65	95	23	Non-Vacant	
339-451-15	500 Cameron St.			2/6/2024					Shortfall of Sites	0.429	TOD	TOD	65	95	35	Non-Vacant	
															1169		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Placentia		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program HE-1.1: Manufactured Housing and Mobile Homes	Preserve existing mobile home parks and manufactured housing	Ongoing	Completed. Staff reviewed the use of manufactured housing, and is encouraging manufactured housing use through contacting distributors for information and meeting with manufacturers and developers who specialize in this type of housing.
Program HE-1.2: Locate Housing Near Transportation, Employment and Service	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 a shovel ready project which will be the main transportation hub in the the City of Placentia. 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. The TOD Zone expansion Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additional 14.5 acres that previously did not allow housing. 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.

<p>Program HE-1.3: Pursue County, State, and Federal Housing Funds</p>	<p>Increase use of county, state and federal funds</p>	<p>Ongoing, and Monitor funding opportunities on an annual basis and apply for funding as opportunities arise</p>	<p>The City has applied for a Prohousing Designation and for PIP funding, both are specifically aimed to produce affordable housing. The City also regularly assists and supports affordable housing developers in seeking funding for affordable housing. The Prohousing Designation will augment these efforts.</p>
<p>Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing</p>	<p>Encourage the provision of emergency shelters, low barrier navigation centers, transitional and supportive housing and agricultural employee housing consistent with State law</p>	<p>Previously completed and ongoing</p>	<p>Previously completed and 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.</p> <p>However, to ensure compliance with recent changes to State law (AB 139), a Code amendment will be processed in 2025 to revise emergency shelter parking standards. Separation requirements for emergency shelters will also be modified to be consistent with current law.</p>
<p>Program HE-1.5: Infrastructure Provision</p>	<p>Reduce constraints associated with infrastructure</p>	<p>Annual review, revisions as appropriate</p>	<p>Previously completed and ongoing: Annual review, revisions were as appropriate.</p>
<p>Program HE-1.6: Development Processing System Review</p>	<p>Minimize development review/processing time</p>	<p>October 2024 and Ongoing</p>	<p>Prepare SB 35 procedures in 2025 if not already in compliance. Continue to post zoning, development standard, and fees on the City website. Ongoing, Annual Review.</p>
<p>Program HE-1.7: Vacant and Underutilized Land Inventory</p>	<p>Inventory of vacant and underutilized land</p>	<p>Annual</p>	<p>Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. The City has budgeted consulting services with an 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, and has successfully produced housing utilizing these measures</p>
<p>Program HE-1.8: Adequate Sites for Housing Development</p>	<p>Rezone sufficient land with appropriate densities to accommodate the RHNA allocation</p>	<p>Completed February 2024</p>	<p>Completed. Ordinance No. O-2022-08, adopted by the City Council in December 2022, changed the allowable density in the R-3 Zone from 25 to 30 dwelling units per acre, which the Housing Element required. The other rezoning required by the Housing Element, the expansion of the TOD Zone, The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additional 14.5 acres that previously did not allow housing.</p>

<p>Program HE-1.9: Monitoring of Constructed Units Based on Income-Level</p>	<p>Tracking performance by income level.</p>	<p>Ongoing</p>	<p>Ongoing. Forms have been developed to gain the information at the time a building permit is issued.</p>
<p>Program HE-1.10: Encourage Development of Housing for Extremely-Low Income Households</p>	<p>The construction of 616 ELI units</p>	<p>Previously completed and ongoing</p>	<p>Annual consultation with affordable housing developers, or as development opportunities arise, however, this was also a completed effort with the issuance of permits for 49 very low-income units in 2018 (the Veteran's Village development) contributing to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.</p>
<p>Program HE-1.11: Density Bonus Ordinance</p>	<p>Update the Density Bonus Ordinance consistent with State law</p>	<p>Completed and Ongoing</p>	<p>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 2025. 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 will continue to keep its Density Bonus regulations compliant with State law.</p>
<p>Program HE-1.12: Development of Senior Housing</p>	<p>Senior Housing Development</p>	<p>Completed/Ongoing</p>	<p>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's adopted and certified 6th Cycle housing element actively encourages development similar to the one at 1314 N. Angelina Drive which involved approving housing on a site shared with a religious/institutional use.</p> <p>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>Program HE-1.13: Development of Housing for Larger Families</p>	<p>Housing units with 3+ bedrooms</p>	<p>Ongoing</p>	<p>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.</p>
<p>Program HE-1.14: Housing for Persons with Special Needs</p>	<p>Increased availability of housing units for households with special needs</p>	<p>Annual/Ongoing</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, and job placement, among other services. On March 7, 2024, the City ministerially approved a 68 unit affordable housing development with Mercy Housing, California, which includes wrap-around social and technical services.</p> <p>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.</p>

<p>Program HE-1.15: Transit-Oriented Development</p>	<p>Transit-Oriented Development</p>	<p>Completed</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. The TOD Packing House district 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.</p> <p>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 was processed. The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additional 14.5 acres that previously did not allow housing.</p>
<p>Program HE-1.16: Single-Room Occupancy (SROs)</p>	<p>Facilitate development of SROs</p>	<p>Ongoing</p>	<p>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 and the City's Code will be updated in 2025 if it is necessary to achieve consistency with State law in this regard. The City will continue to encourage development of SROs through a variety of methods, including but not limited to, financial assistance, density bonus, and regulatory concessions.</p>

<p>Program HE-1.17: Residential Parking Requirements</p>	<p>Revise existing multi-family parking standards in the R-3 district</p>	<p>Ongoing, parking regulations pursuant to State law are currently adhered to as a policy and process Zoning Code amendment for full compliance</p>	<p>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 revise 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.</p>
<p>Program HE-1.18: Encourage and Facilitate Lot Consolidation</p>	<p>Encourage/facilitate lot consolidation</p>	<p>Ongoing, and process Zoning Code amendment for full compliance</p>	<p>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.</p>
<p>Program HE-1.19: Accessory Dwelling Units</p>	<p>Encourage ADU production</p>	<p>Completed and Ongoing</p>	<p>Ongoing. 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. 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.</p> <p>The Orange County Council of Governments (OCCOG) prepared 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 has updated its website to achieve compliance with State law regarding ADUs.</p>

<p>Program HE-1.20: Annual Review of Site Requirements</p>	<p>Mitigate potential constraints caused by development standard requirements</p>	<p>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</p>	<p>Ongoing, to be completed 2025.</p>
<p>Program HE-1.21: Missing Middle Housing</p>	<p>The City shall further intensify and increase housing choices and affordability in relatively higher opportunity and income and lower density areas.</p>	<p>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</p>	<p>Ongoing</p>
<p>Program HE-2.1: Support Regional and Local Fair Housing Efforts</p>	<p>Affirmatively further fair housing activities</p>	<p>Annual and Ongoing</p>	<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 (FHCO), 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 FHCO to conduct annual fair housing outreach targeted to Placentia residents and landlords.</p>
<p>Program HE-2.2: Section 8 Rental Assistance</p>	<p>Provide information regarding housing assistance</p>	<p>Ongoing</p>	<p>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.</p>

<p>Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities</p>	<p>Minimize regulatory constraints on housing for persons with disabilities</p>	<p>Ongoing and, process Zoning Code amendment for full compliance</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 2025 to update the definition of “family” consistent with State law.</p>
<p>Program HE-2.4: Comprehensive Housing Resource Directory</p>	<p>Housing Resource Directory</p>	<p>Ongoing</p>	<p>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.</p>
<p>Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing</p>	<p>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</p>	<p>Ongoing and establish AFFH marketing program</p>	<p>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.</p>
<p>Program HE-2.6: Affirmatively Further Fair Housing</p>	<p>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.</p>	<p>Ongoing</p>	<p>Appendix D of the 6th Cycle Housing Element details how the City complies with and will comply with AB 696 by conducting outreach, a A fair Housing Assessment, providing capacity to address fair housing constraints, to comply with fair housing laws and to reduce displacement risk in Placentia.</p>
<p>Program HE-3.1: Community Based Neighborhood Rehabilitation</p>	<p>Conserve and improve existing residential neighborhoods</p>	<p>Ongoing</p>	<p>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. The City also utilizes CDBG funds annually for the repair and rehabilitation of housing units citywide.</p>

<p>Program HE-3.2: Neighborhood Identity</p>	<p>Create neighborhood identity</p>	<p>Ongoing</p>	<p>Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color, landscaping and public art linked with architectural styles. The City has some Objective Standards adopted, and is also considering additional neighborhood and/or citywide architectural design guidelines.</p>
<p>Program HE-3.3: Placentia Rehabilitation Grant Program</p>	<p>Rehabilitate existing housing units utilizing CDBG funding</p>	<p>Ongoing</p>	<p>The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very-low-income housing units. The City shall provide outreach to potential applicants continuously through the City's website and will distribute printed material annually.</p>
<p>Program HE-3.4: Energy Conservation and Sustainable Building Practices</p>	<p>Continue to provide energy conservation educational materials to residents</p>	<p>Completed/Ongoing</p>	<p>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.</p> <p>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.</p>
<p>Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate</p>	<p>Encourage preservation and extension/renewal of "At Risk" units</p>	<p>Completed/Ongoing</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 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>Program HE-3.6: Vacant Building Ordinance</p>	<p>Prevent blight and deterioration in neighborhoods</p>	<p>Completed/Ongoing</p>	<p>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. In addition, the City adopted a revision to it’s Graffiti prevention Ordinance in February 2025 to help strengthen neighborhoods and prevent blight and neighborhood deterioration through graffiti prevention.</p>
<p>Program HE-4.1: Partnerships with the Housing Industry</p>	<p>Establish partnerships with nonprofit and for-profit housing developers</p>	<p>Annual/Ongoing</p>	<p>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. The City Council will also consider providng financial assistance to encourage affordabele housing through the use of fees banked for Affordable Housing from the City's Development Impact Fee Program.</p>
<p>Program HE-4.2: Participation in Continuum of Care Forum</p>	<p>Continue participation in the County of Orange Continuum of Care Forum</p>	<p>Completed/Ongoing coordination and meeting attendance</p>	<p>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.</p>

<p>Program HE-4.3: Facilitate Housing Co-Located with Religious and Community Facilities</p>	<p>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.</p>	<p>The City will outreach to faith-based organizations and implement a Zoning Code amendment thereafter to result in at least 150 affordable units in higher income, higher opportunity areas and RCAAs.</p>	<p>The City will outreach to promote and encourage the use of SB 4. In 2020, the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City's adopted and certified 6th Cycle housing element actively encourages development similar to the one at 1314 N. Angelina Drive which involved approving housing on a site shared with a religious/institutional use. The City will continue to encourage this type of development citywide.</p>
---	---	--	---

Jurisdiction	Placentia	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Placentia	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

