

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Placentia  
Reporting Period 1/1/2016 - 12/31/2016

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Terraza Community (Beazer Homes)	SFR	O				22	22				
1540-1564 Spruce Street (HQT)	5+	O			10		10				
304 Morse Avenue	SU	O				1	1				
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶					0	0	0				
(10) Total by income Table A/A3 ▶▶					10	23	33				
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3	1		4	Housing Rehabilitation Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	3	1	0	4	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

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**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted	133										133
	Deed Restricted Non-deed restricted	98										98
Moderate	Deed Restricted Non-deed restricted	90	11	10	10						31	59
	Deed Restricted Non-deed restricted	209	35	45	23						103	106
Total RHNA by COG. Enter allocation number:		530										
Total Units ▶ ▶ ▶			0	55	33						134	396
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE-1.1: Manufactured Housing	Use of Manufactured Housing	1-Jun-10	Completed. Staff reviewed the use of manufactured housing and is encouraging manufactured housing use through contacting distributors for information.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Proximity to transportation employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled for April of 2018. The City is reviewing Zoning Code Amendments to allow for Transit Oriented Development (TOD) near the future Metrolink Station. This Plan is scheduled for Council's consideration in April of 2017.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Ongoing	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Zoning for Emergency Shelters, transitional and supportive housing	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Ongoing	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is candidate for competitive grant funding.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing	Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years.

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HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual	Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. For FY16-17, the City will be budgeting consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac	1-Dec-09	Ongoing. The City suspended the completion of the Placentia Westgate Specific Plan. The City will rezone parcels after the General Plan is completed and/or as part of the rezoning efforts planned for the Old Town Placentia. These higher density zones will be reviewed in the environmental process associated with the General Plan Update.
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.
HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	11 Extremely low income units by 2014	1-Jun-10	Ongoing. The City is reviewing 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. However, the entitlement of 50 very low income unties by approval of the Veteran's Village project will contribute to achieving this goal.
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	1-Dec-09	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses.
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives for senior housing development.
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	1-Jun-10	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	1-Jun-10	Ongoing/Completed. The City has not implemented an incentive program at this time and has identified a potential parcel for special need housing. This is the Placentia Veterans Village. Construction is scheduled to begin in late 2018 and will contribute to this implementation measure. The elimination of redevelopment funds severely restricts this effort.

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HE-1.15: Redevelopment Agency Housing Set-Aside Fund	20% of tax increment for Housing Set-Aside	Eliminated	Eliminated by the Governor and State Legislature. The elimination of redevelopment funds severely restricts our ability to create affordable housing.
HE-1.16: Transit-Oriented Development	Encourage Transit-Oriented Development	1-Dec-09	Completed and ongoing. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as the development of zone amendments for the area surrounding the proposed facility which will encourage development of TOD. This TOD zone change is anticipated to be adopted by City Council in April, 2017.
HE-1.17: Single-Room Occupancy Units (SROs)	Amend Zoning Code to include SRO's	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-1.18: Review and Revise Residential Parking Requirements	Review/Revise residential parking requirements	1-Dec-09	Delayed and completed. The City will review and propose amendments to its residential parking requirements during the General Plan and Zoning Code updates. The City acknowledges that parking requirements for the zone amendments and TOD designated locations need to be consistent with the intent and concept of such development.
HE-1.19: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	1-Jun-10	Ongoing. The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan, Zoning Code, and TOD Zone adoption update that encourages lot consolidation.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.
HE-2.2: Section 8 Rental Assistance	167 Vouchers	Annual	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.

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HE-2.3: Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	1-Dec-09	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	1-Jun-10	Completed. The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	1-Jun-14	Ongoing. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.
HE-3.4: Acquisition and Rehabilitation	18 units of acquired and/or rehabbed affordable housing units	1-Jun-14	Ongoing, but severely restricted due to the elimination of redevelopment. Due to demise of redevelopment, the City will not meet this goal.
HE-3.5: Energy Conservation	Programs for energy conservation/reduced utility costs	1-Dec-09	Completed and ongoing. The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally on November 19, 2013 the City Council adopted Ordinance No. O-2013-08 pertaining to the new 2013 California Building Code and the City Council has authorized the incentivization of increased compliance with Title 24 through building permit fee reduction.

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HE-3.6. Sustainable Building Practices	Encourage Green Building practices	1-Dec-10	Completed and ongoing. The City has reviewed Green Building best practices and adopted the 2016 Green Building code. As more information is made available, the City will make it available on its website and at the Development Services counter for public consumption.
HE-3.7: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	1-Dec-10	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.8: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant building. The City continues to enforce the Vacant Building Ordinance through its Code Enforcement and Planning Division. There is one large building on Yorba Linda Blvd that the City is working with its legal counsel address this ordinance.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do so, relationships with non-profit and for-profit housing partners. The is currently working with a non-profit housing developer to build a Permanent Supportive Housing Development for Homeless Veterans in the City of Placentia.
HE-4..2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.

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**General Comments:**

The Planning Commission conducted a public hearing on September 24, 2013 and recommended that the City Council approve the Addendum to the Mitigated Negative Declaration and the amendment to the Housing Element of the Placentia General Plan for the 2013-2021 Planning Period. As required by state law, the draft Housing Element was also submitted for review by the California Department of Housing and Community Development ("HCD") and on November 22, 2013 HCD issued a letter stating that the draft element addresses the requirements of state law. On January 7, 2014 the City Council approved the Amendment to the Housing Element of the Placentia General Plan for the 2013-2021 Planning Period (General Plan Amendment 2013-01). The City is in the process of updating its General Plan.