

City of Placentia Housing Element 2013-2021

January 7, 2014

Contents

Chapter 1 : Introduction.....	1-1
1.1 Purpose and Content.....	1-1
1.2 Housing Element Update Process.....	1-1
1.3 State Law and Local Planning.....	1-1
Consistency with State Law	1-1
General Plan Consistency	1-3
Relationship to Other Plans and Programs	1-3
1.4 Housing Element Organization	1-3
1.5 Citizen Participation.....	1-4
Chapter 2 : Housing Profile.....	2-1
2.1 Introduction.....	2-1
2.2 Community Profile	2-1
Population Trends and Characteristics	2-1
Employment Trends.....	2-3
Household Characteristics.....	2-4
Household Size and Overcrowding	2-5
Housing Inventory and Market Conditions.....	2-8
Housing Growth Needs.....	2-11
Special Needs Groups.....	2-12
Developmentally Disabled.....	2-14
2.3 Assisted Units “At-Risk” of Conversion.....	2-17
Inventory of At-Risk Units	2-17
Preservation Versus Replacement.....	2-18
Resources for Preservation	2-19
Chapter 3 : Resources and Constraints.....	3-1
3.1 Resources and Opportunities	3-1
Land Resources	3-1
Financial and Administrative Resources	3-2
Energy Conservation Opportunities.....	3-3
3.2 Constraints	3-3
Governmental Constraints.....	3-4
Density Bonus	3-8
Transit Oriented Development Overlay Zone	3-8
Senior Housing.....	3-8
Emergency Shelters	3-9
Transitional Housing and Supportive Housing	3-9
Single Room Occupancy (SRO) Units	3-10
Second Dwelling Units	3-10
Housing for Persons with Disabilities	3-11
Building Codes and Enforcement	3-12
Planning and Development Fees.....	3-13
Local Processing and Permit Procedures	3-14
Environmental and Infrastructure Constraints.....	3-15
On- and Off-Site Improvements	3-19
3.3 Non-Governmental Constraints.....	3-20
Land Prices.....	3-20
Construction Costs	3-20

Financing	3-20
Chapter 4 : Housing Plan.....	4-1
4.1 Housing Goals and Programs	4-1
4.2 Quantified Objectives	4-13

Appendices

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

List of Figures

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

Table 1-1 - State Housing Element Requirements	1-2
Table 2-1 – Population Trends – 1990-2013, Placentia vs. Orange County.....	2-1
Table 2-2 – Age Distribution, Placentia vs. Orange County.....	2-2
Table 2-3 – Race/Ethnicity, Placentia vs. Orange County	2-3
Table 2-4 – Labor Force, Placentia vs. Orange County.....	2-3
Table 2-5 – Employment by Occupation	2-4
Table 2-6 – Major Employers in Placentia – 2012	2-4
Table 2-7 – Job Location for Placentia Residents	2-4
Table 2-8 – Household Composition, Placentia vs. Orange County	2-5
Table 2-9 – Household Size by Tenure.....	2-5
Table 2-10 – Overcrowding by Tenure, Placentia vs. Orange County.....	2-6
Table 2-11 – 2013 Income Limits by Category and Family Size, Orange County	2-7
Table 2-12 – Households Distribution by Income Category	2-7
Table 2-13 – Housing Overpayment by Income Category.....	2-8
Table 2-14 – Housing by Type – 2000-2012, Placentia vs. Orange County	2-8
Table 2-15 – Household Tenure	2-9
Table 2-16 – Age of Housing Stock	2-10
Table 2-17 – Median Home Sales Prices – 2012, Placentia vs. Orange County	2-10
Table 2-18 – Affordable Housing Costs, Orange County	2-11
Table 2-19 – Regional Housing Needs Assessment, 2014-2021	2-12
Table 2-20 – Elderly Households by Tenure.....	2-12
Table 2-21 – Household Size by Tenure.....	2-13
Table 2-22 – Household Type by Tenure	2-13
Table 2-23 – Distribution by Age Group	2-14
Table 2-24 – Units At-Risk of Conversion, 2013-2023	2-18
Table 3-1 – Residential Sites vs. Regional Housing Need 2014-2021	3-1
Table 3-2 – General Plan, Residential Land Use Designations	3-5
Table 3-3 – Summary of Single Family Residential Zoning Requirements	3-6
Table 3-4 – Summary of Multiple Family Residential Zoning Requirements.....	3-6

Table 3-5 – Summary of Permitted Residential Uses by Zone.....	3-7
Table 3-6 – Residential Parking Requirements.....	3-7
Table 3-7 – Typical Development Fee Comparison, Single Family and Multi-Family.....	3-13
Table 3-8 – Approximate Development Timelines	3-15
Table 3-9 – Street Widths	3-19
Table 3-10 – Home Mortgage Disclosure Act Data- 2011, Santa Ana- Anaheim- Irvine Metropolitan Division.....	3-21

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Chapter 1: Introduction

This Housing Element provides the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Placentia for the 2013-2021 planning period.

1.1 Purpose and Content

The City of Placentia's Housing Element addresses adequate housing opportunities for present and future residents through 2021 and provides the primary policy guidance for local decision-making related to housing.

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

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

1.2 Housing Element Update Process

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

This Housing Element update covers the planning period from October 2013 to October 2021. State planning law mandates that jurisdictions review and update their Housing Elements every eight years in order to remain relevant and useful and reflect the community's changing housing needs.

1.3 State Law and Local Planning

Consistency with State Law

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in §65580 to §65589.8 of the *California Government*



Code. It is the only General Plan Element that requires review by the State of California. State law requires that each jurisdiction’s Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

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

Table 1-1 - State Housing Element Requirements	
Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Placentia in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Placentia in relation to regional trends	Chapter 2
3. Projections and quantification of Placentia’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the city’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Appendix B
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of Extremely Low, Very Low, Low and Moderate-Income households.	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4



Table 1-1 - State Housing Element Requirements

Required Housing Element Component	Reference
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Placentia	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4
20. Program actions to identify zones where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter 4

General Plan Consistency

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

Relationship to Other Plans and Programs

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

1.4 Housing Element Organization

The Housing Element is organized into four sections:

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



Supporting background material is included in the following appendices:

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

1.5 Citizen Participation

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

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

- Orange County Rescue Mission
- Building Industry Association
- Placentia Chamber of Commerce
- Public Law Center
- Fair Housing Council of Orange County
- Jamboree Housing Corporation
- Adult Mental Health Services
- Community of Friends
- Land Acquisition
- Orange County Business Council
- Kennedy Commission
- Southern California Association of Governments
- Orange County Community Housing Corporation
- Rebuilding Together Orange County
- Neighborhood Housing Services of Orange County
- Mercy Housing
- Orange County Council of Governments
- Mary Erickson Community Housing
- Orange County Housing Providers
- Orange County Community Resources Department
- Irvine Housing Opportunities
- League of Women Voters
- Heritage Community Housing, Inc.
- H.I.S. House (Homeless Intervention Services)



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



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Chapter 2: Housing Profile

2.1 Introduction

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

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure, and special needs groups. Finally, the City’s projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

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

2.2 Community Profile

Population Trends and Characteristics

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

Historical, Existing and Forecast Growth

The City of Placentia is one of the 34 cities within Orange County. The Department of Finance estimates Orange County’s population at 3,055,792 in 2012, ranking as the third largest county in the state. Orange County was the second largest county in California in 2000 with 2,846,289 residents. Overall, the county has experienced rapid population growth over the last two decades. From 1990 to 2000, the population increased by 18.1 percent. From 2000 to 2012, the County population increased by 7.4 percent (see Table 2-1).

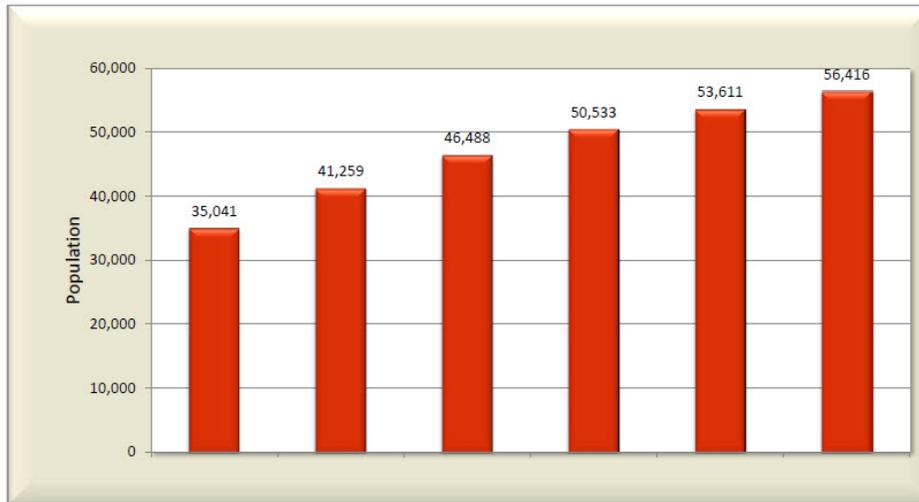
According to the U.S. Census Bureau and the California Department of Finance, Placentia experienced a 12.7 percent population increase between 1990 and 2000 and a 11.4 percent increase between 2000 and 2013 (see Table 2-1). As shown on Figure 2-1, the Center for Demographic Research at Cal State Fullerton forecasts a leveling in population growth rate with a projected population of 56,416 in 2030.

Table 2-1 – Population Trends – 1990-2013, Placentia vs. Orange County

	1990	2000	2013	Growth 1990-2000	Growth 2000=2013
Placentia	41,259	46,488	51,776	12.7%	11.4%
Orange County	2,410,556	2,846,289	3,081,804	18.1%	8.3%

Source: U.S. Census, California Dept. of Finance Table E-5 (2013)

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



Source: U.S. Census and CSUF Center for Demographic Research

Age Composition

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 2-2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that the age distribution of the city’s population is very similar to Orange County as a whole. The median age of the city’s population (36.0) is almost identical to the county’s median age (36.2).

Table 2-2 – Age Distribution, Placentia vs. Orange County				
Age Group	Placentia		Orange County	
	Persons	%	Persons	%
Under 5 years	3,327	7%	191,691	6%
5 to 9 years	3,423	7%	198,769	7%
10 to 14 years	3,394	7%	210,195	7%
15 to 19 years	3,719	7%	227,689	8%
20 to 24 years	3,784	7%	213,601	7%
25 to 29 years	3,692	7%	215,362	7%
30 to 34 years	3,197	6%	198,166	7%
35 to 39 years	3,488	7%	213,605	7%
40 to 44 years	3,568	7%	225,438	7%
45 to 49 years	3,601	7%	230,596	8%
50 to 54 years	3,413	7%	213,589	7%
55 to 59 years	2,923	6%	175,127	6%
60 to 64 years	2,661	5%	146,727	5%
65 to 69 years	2,019	4%	107,421	4%
70 to 74 years	1,486	3%	80,033	3%
75 to 79 years	1,181	2%	63,133	2%
80 to 84 years	892	2%	49,570	2%
85 years and over	765	2%	49,520	2%
Total	50,533	100%	3,010,232	100%
Median age	36.0		36.2	

Source: 2010 Census, Table DP-1



Race and Ethnicity

Placentia residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. According to 2010 Census data, 45 percent of Placentia residents were White and 36 percent were of Hispanic origin. The Asian population was the third largest ethnic group in the city comprising approximately 15 percent of the population.

Table 2-3 – Race/Ethnicity, Placentia vs. Orange County

Racial/Ethnic Group	Placentia		Orange County	
	Persons	%	Persons	%
Not Hispanic or Latino	32,117	64%	1,997,259	66%
- White	22,590	45%	1,328,499	44%
- Black or African American	818	2%	44,000	1%
- American Indian/Alaska Native	123	0%	6,216	0%
- Asian	7,457	15%	532,477	18%
- Native Hawaiian/Pacific Islander	58	0%	8,357	0%
- Other races or 2+ races	1,071	2%	77,710	3%
Hispanic or Latino (any race)	18,416	36%	1,012,973	34%
Total	50,533	100%	3,010,232	100%

Source: 2010 Census, Table DP-1

Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table 2-4 shows that the city had a workforce of 25,851 persons, or 68 percent of the working-age population, as reported in recent Census data. This table shows that the characteristics of the city’s population are very similar to those countywide with an almost identical proportion of the working-age population in the labor force (68 percent city versus 67 percent county).

Table 2-4 – Labor Force, Placentia vs. Orange County

Labor Force Status	Placentia		Orange County	
	Persons	%	Persons	%
Population 16 years and over	38,067	100%	2,315,782	100%
In labor force	25,851	68%	1,559,264	67%
Civilian labor force	25,851	68%	1,556,696	67%
Employed	24,135	63%	1,442,008	62%
Unemployed	1,716	5%	114,688	5%
Armed Forces	0	0%	2,568	0%
Not in labor force	12,216	32%	756,518	33%

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 2-5, approximately 40 percent of Placentia residents were employed in management and professional occupations. A significant number (29 percent) were employed in sales and office-related occupations. A relatively low percentage of workers (13 percent) were employed in service-related occupations such as waiters, waitresses, and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers, and laborers constituted 17 percent of the workforce.



Table 2-5 – Employment by Occupation

Occupation	Placentia	
	Persons	%
Civilian employed population 16 years and over	24,135	100%
Management, business, science, and arts occupations	9,714	40%
Service occupations	3,154	13%
Sales and office occupations	7,096	29%
Natural resources, construction, and maintenance occupations	1,808	7%
Production, transportation, and material moving occupations	2,363	10%

Source: U.S. Census 2006-2010 ACS, Table DP3

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

Table 2-6 – Major Employers in Placentia – 2012

Interface Rehab, Inc.
Tenet Healthsystem Medical, Inc
Customline Screenprinting
Toll Brothers, Inc.
Placentia Yorba Linda School District

Source: Harris InfoSource, 2012

According to recent Census data, 81.3 percent of employed Placentia residents worked in Orange County, and approximately 14.5 percent of all workers were employed within the city limits (Table 2-7).

Table 2-7 – Job Location for Placentia Residents

Workplace Location	%
Worked in state of residence	99.5%
Worked in county of residence	81.3%
Worked in place of residence	14.5%
Worked outside county of residence	18.2%
Worked outside state of residence	0.5%

Source: Census 2006-2010 ACS, Table S0801

Household Characteristics

This section describes Placentia’s housing occupancy characteristics. Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a “household” as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households. The U.S. Census Bureau defines a family as related persons living within a single housing unit.



Household Formation and Composition

Table 2-8 provides a comparison of households by type for the city and Orange County as a whole, as reported in the 2010 Census. Family households comprised approximately 76 percent of all households in the city, a 5 percent increase over the county with 71 percent. The household composition of the city is similar to that of the county with no greater than a three percent difference in each reported category. However, the city’s average household size of 3.07 is somewhat higher than Orange County as a whole (2.99).

Table 2-8 – Household Composition, Placentia vs. Orange County

Household Type	Placentia		Orange County	
	Households	%	Households	%
Family households:	12,366	76%	708,491	71%
Husband-wife family	9,399	57%	538,268	54%
With own children under 18 years	4,350	27%	258,719	26%
Male householder, no wife present	897	5%	54,615	6%
With own children under 18 years	345	2%	22,972	2%
Female householder, no husband present	2,070	13%	115,608	12%
With own children under 18 years	875	5%	53,896	5%
Nonfamily households:	3,999	24%	284,290	29%
Householder living alone	2,880	18%	207,849	21%
Households with individuals under 18 years	6,310	39%	375,387	38%
Households with individuals 65 years and over	4,468	27%	252,420	25%
Total households	16,365	100%	992,781	100%
Average household size	3.07		2.99	

Source: 2010 Census, Table DP-1

Household Size and Overcrowding

The distribution of households by size and tenure is shown in Table 2-9. Just under half of owner households contained only one or two persons, while about 14 percent of owner households had five or more persons. The household size distribution was similar among renters, with 47% containing one or two persons and 17 percent having five or more persons (see also the discussion of large families in the Special Needs section later in this chapter).

Table 2-9 – Household Size by Tenure

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	1,794	17%	1,254	24%
2 persons	3,417	32%	1,216	23%
3 persons	1,677	16%	1,157	22%
4 persons	2,364	22%	761	14%
5 persons	917	9%	382	7%
6 persons	372	3%	214	4%
7 persons or more	214	2%	344	6%
Total households	10,755	100%	5,328	100%

Source: U.S. Census 2006-2010 ACS, Table B25009



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

Table 2-10 summarizes recent Census estimates of overcrowding in Placentia compared to the county as a whole. Approximately 3.7 percent of owner households and 19.9 percent of renter households in Placentia reported overcrowding, which is slightly higher than overcrowding rates for the entire county.

Table 2-10 – Overcrowding by Tenure, Placentia vs. Orange County

Occupants per Room	Placentia		Orange County	
	Units	%	Units	%
Owner occupied units	10,755	100%	599,032	100%
1.01 to 1.50	296	2.8%	18,297	3%
1.51 to 2.00	92	0.9%	4,962	1%
2.01 or more	0	0.0%	1,527	0.3%
Renter occupied units	5,328	100%	385,471	100%
1.01 to 1.50	623	12%	38,874	10%
1.51 to 2.00	253	4.7%	18,709	5%
2.01 or more	169	3.2%	7,508	2%

Source: Census 2006-2010 ACS, Table B25014

Household Income and Overpayment

The federal Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2013 Median Family Income (MFI) for all jurisdictions in Orange County was reported as \$87,200.

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

- Extremely-low income: 30 percent or less of the median income;
- Very-low income: 31 percent to 50 percent of the median income;
- Low income: 51 percent to 80 percent of the median income;
- Moderate income: 81 percent to 120 percent of the median income; and,
- Above-moderate income: greater than 120 percent of the median income.

Income categories are adjusted for family size. Table 2-11 shows the income limits for each income category based on household size, as reported by the California Department of Housing and Community Development for Orange County.



Table 2-11 – 2013 Income Limits by Category and Family Size, Orange County

Income Category	Number of Persons in Family							
	1 Person	2 Persons	3 Persons	4 Person	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150
Very-Low	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600
Low	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750
Median	61,050	69,750	78,500	87,200	94,200	101,150	108,150	115,100
Moderate	73,250	83,700	94,200	104,650	113,000	121,400	129,750	138,150

Source: State of California, Department of Housing and Community Development-Division of Housing Policy Development, 2/13/2013.

Recent Census ACS estimates of the household income distribution for Placentia are shown in Table 2-12.

Table 2-12 – Households Distribution by Income Category

Income Category	% of Households
Extremely Low	11.0%
Very Low	12.0%
Low	14.9%
Moderate	19.0%
Above Moderate	43.1%

Source: SCAG based on 2005-09 ACS

Extremely Low Income Households

Extremely-low income (“ELI”) households are defined as households with income less than 30 percent of the MFI, which is approximately \$28,900 for a 4-person household in Orange County. The provisions of *Government Code* §65583(a)(1) require quantification and analysis of existing and projected housing needs of ELI households. As noted in Table 2-12 above, recent Census data estimated that approximately 11 percent of Placentia households were within the ELI category. As noted in Table 2-13 below, approximately 89 percent of ELI owner households and 96 percent of ELI renter households were reported to be overpaying for housing (i.e., more than 30 percent of gross income for housing expenses). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.



Table 2-13 – Housing Overpayment by Income Category

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	265		365	
Households overpaying	235	88.7%	350	95.9%
Very low households	1,385		1,860	
Households overpaying	900	65.0%	1,690	90.9%
Low households	1,445		1,120	
Households overpaying	615	42.6%	860	76.8%
Subtotal: All lower-income households	3,095		3,345	
Subtotal: Households overpaying	1,750	56.5%	2,900	86.7%
Moderate households	1,925		1,210	
Households overpaying	975	50.6%	385	31.8%
Above moderate households	5,530		810	
Households overpaying	1,305	23.6%	130	16.0%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15

Housing Inventory and Market Conditions

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

Housing Stock Profile

As of 2012, the housing stock in Placentia was comprised mostly of single-family homes, representing approximately 71 percent of total housing units. Multi-family units comprised approximately 26% of the total. Table 2-14 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012.

Table 2-14 – Housing by Type – 2000-2012, Placentia vs. Orange County

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
Placentia						
Single-family	11,242	73%	11,972	71%	730	46%
Multi-family	3,524	23%	4,350	26%	826	52%
Mobile homes	560	3.7%	585	3.5%	25	2%
Total units	15,326	100%	16,907	100%	1,581	100%
Orange County						
Single-family	614,359	63%	663,030	63%	48,671	59%
Multi-family	322,675	33%	355,807	34%	33,132	40%
Mobile homes	32,450	3%	33,524	3%	1,074	1%
Total units	969,484	100%	1,052,361	100%	82,877	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, multi-family homes represented 52 percent of all units added to the city’s housing stock, outpacing the construction of single-family homes (46 percent). For the county as a whole, the growth of single-family units (59 percent) exceeded multi-family unit development (40 percent).



Approximately 63 percent of Placentia’s housing units were owner-occupied and 34 percent of the units were renter-occupied in 2010. As shown in Table 2-15, the percentage of owner-occupied units in Placentia was higher than in Orange County as a whole.

Housing vacancy rates are also shown in Table 2-15. The table shows that vacancy rates in the city were relatively low, with 4.7 percent of the rental units and less than 1 percent of the for-sale units available for rent or sale, respectively. The rental vacancy rate for the county as a whole was higher, at 5.9 percent, while the rate of for-sale housing was also higher at 1.4 percent. Rental vacancy rates in the 2 percent range indicate nearly full occupancy, and contribute to upward pressures on rents.

Housing Type	Placentia		Orange County	
	Units	%	Units	%
Occupied housing units	16,365	97%	992,781	95%
Owner-occupied housing units	10,681	63%	588,313	56%
Average household size of owner-occupied units	2.97		2.98	
Renter-occupied housing units	5,684	34%	404,468	39%
Average household size of renter-occupied units	3.24		3.00	
Vacant housing units	507	3%	56,126	5%
For rent	278	2%	25,254	2%
Rented, not occupied	15	0.1%	1,327	0.1%
For sale only	82	0%	8,434	1%
Sold, not occupied	28	0.2%	2,096	0.2%
For seasonal, recreational, or occasional use	29	0%	10,806	1%
All other vacants	75	0%	8,209	1%
Homeowner vacancy rate (%)	0.8		1.4	
Rental vacancy rate (%)	4.7		5.9	
Total housing units	16,872	100%	1,048,907	100%

Source: 2010 Census, Table DP-1

Age of Housing Stock

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

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

Table 2-16 categorizes the City’s housing units by the year of construction. The table shows that 37 percent of Placentia’s housing units were constructed prior to 1970, and 12 percent of the City’s housing units were constructed prior to 1960. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large percentage of the city’s housing stock.



Table 2-16 – Age of Housing Stock

Year Built	Placentia		Orange County	
	Units	%	Units	%
Built 2005 or later	304	2%	21,184	2%
Built 2000 to 2004	1,432	9%	63,957	6%
Built 1990 to 1999	1,762	11%	120,798	12%
Built 1980 to 1989	2,041	12%	167,031	16%
Built 1970 to 1979	5,000	30%	262,455	25%
Built 1960 to 1969	4,239	25%	215,213	21%
Built 1950 to 1959	1,135	7%	138,061	13%
Built 1940 to 1949	320	2%	26,745	3%
Built 1939 or earlier	446	3%	26,810	3%
Total units	16,679	100%	1,042,254	100%

Source: Census 2006-2010 ACS, Table DP-4

Housing Conditions

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

The City estimates there are more than 200 substandard housing units currently in the City. The substandard housing units are primarily concentrated in the La Jolla and Santa Fe areas. Housing programs intended to assist lower-income households with needed repairs are described in Chapter 4.

Housing Costs and Affordability

This section evaluates housing cost and affordability trends in Placentia.

1. Home Price Trends

As shown in Table 2-17, the median sale price for single-family homes in Placentia was \$455,000 while the median price for condos was \$250,000. These median sales prices were moderately lower than for the county as a whole.

Table 2-17 – Median Home Sales Prices – 2012, Placentia vs. Orange County

Area	ZIP	Median Price	
		SFD	Condo
Countywide		\$500,000	\$287,000
Placentia	92870	\$455,000	\$250,000

Source: DataQuick, 2013

2. Rental Prices

According to the apartment research firm RealFacts, rents in Orange County reached an all-time high in 2012 with a countywide average of \$1,604. In the wake of the financial crisis of 2008-2009 average rents in Orange County declined from \$1,603 in 2008 to \$1,473 in early 2010, but growing demand has allowed the market to fully recover those temporary losses. Real estate



professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

3. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-18 summarizes affordable rents and purchase prices by income category based on the 2013 median income of \$87,200 for Orange County.

Table 2-18 – Affordable Housing Costs, Orange County

2013 County Median Income = \$87,200	Annual Income Limits	Affordable Monthly Rent	Affordable Price (est.)
Extremely Low (<30%)	\$28,900	\$723	--
Very Low (31-50%)	\$48,150	\$1,204	--
Low (51-80%)	\$77,050	\$1,926	\$260,000
Moderate (81-120%)	\$104,650	\$2,616	\$400,000
Above moderate (120%+)	\$104,650+	\$2,616+	\$400,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or Principal/Interest/Taxes/Insurance

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

Based on 2012 sales data, lower-income households may be able to find affordable condos in some areas of the city, and some single-family homes may be affordable at the moderate-income level. However, in 2013 sales prices have begun to rise as Orange County’s economy continues to recover from the recession and the inventory of homes for sale remains low compared to demand.

When market rents are compared to the amount lower-income households can afford to pay, it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between average rents and affordable rent for 4-person families at the very-low-income level is about \$400 per month, while the gap at the extremely-low-income level is \$881 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rental units.

Housing Growth Needs

The Southern California Association of Governments (SCAG) is responsible for allocating housing needs to each jurisdiction in its region, including Placentia. A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that would need to be constructed to accommodate projected growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is distributed among four income



categories, Very Low, Low, Moderate, and Above Moderate Income, and is adjusted to avoid an over-concentration of lower-income households in jurisdictions that currently have a disproportionately high share of low-income residents. The City must also plan for the growth needs of Extremely Low-Income households. The Extremely Low-Income need is assumed to be 50 percent of the Very-Low-Income allocation.

Table 2-19 shows the Regional Housing Needs Allocation for the City of Placentia during the 2014-2021 projection period.

Table 2-19– Regional Housing Needs Assessment, 2014-2021

	<i>Extremely Low-Income</i> ¹	Very Low-Income	Low Income	Moderate-Income	Above Moderate-Income	Total
Number of Units ²	56	56	81	90	209	492

Notes:

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

² The RHNA projection period covers the period 1/1/2014 – 10/1/2021

Source: Regional Housing Needs Allocation, SCAG 2012

Special Needs Groups

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

Elderly Persons

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

According to recent Census data, about 25 percent of households in Placentia were headed by a householder age 65 or older (Table 2-20). Approximately 12 percent of renter-occupied households had an elderly householder.

Table 2-20 – Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	8,075	75%	4,685	88%
65 to 74 years	1,404	13%	274	5%
75 to 84 years	1,047	10%	251	5%
85 years and over	229	2%	118	2%
Total households	10,755	100%	5,328	100%

Source: U.S. Census 2006-2010 ACS, Table B25007



Large Households

Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and more bedrooms. According to recent Census data, there were 2,443 households in Placentia with at least five persons, representing 31 percent of the total households in the City (Table 2-21). Among owner-occupied units, 14 percent were large households while 17 percent of renter households had five or more persons.

Table 2-21 – Household Size by Tenure

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	1,794	17%	1,254	24%
2 persons	3,417	32%	1,216	23%
3 persons	1,677	16%	1,157	22%
4 persons	2,364	22%	761	14%
5 persons	917	9%	382	7%
6 persons	372	3%	214	4%
7 persons or more	214	2%	344	6%
Total households	10,755	100%	5,328	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data, there were 2,065 female-headed households in Placentia, representing 10 percent of owner households and 18 percent of renter households.

Table 2-22 – Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	7,006	65%	2,108	40%
Male householder, no wife present	554	5%	387	7%
Female householder, no husband present	1,112	10%	953	18%
Non-family households	2,083	19%	1,880	35%
Total households	10,755	100%	5,328	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

Persons with Disabilities

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

According to recent ACS estimates (Table 2-23), a relatively small proportion of working-age persons in Placentia reported a disability. In the 18-64 age group, less



than 3 percent reported any type of disability. Of those aged 65 and over, disabilities were much more prevalent. The most common reported disabilities among seniors included ambulatory difficulties (19 percent), independent living difficulties (15 percent) and hearing difficulty (11 percent). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table 2-23 – Distribution by Age Group

Disability by Age	Persons	Percent
Under Age 5 - total persons	3,425	--
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	9,449	
With a hearing difficulty	0	0.0%
With a vision difficulty	61	0.6%
With a cognitive difficulty	220	2.3%
With an ambulatory difficulty	20	0.2%
With a self-care difficulty	34	0.4%
Age 18 to 64 - total persons	31,809	
With a hearing difficulty	154	0.5%
With a vision difficulty	295	0.9%
With a cognitive difficulty	596	1.9%
With an ambulatory difficulty	739	2.3%
With a self-care difficulty	232	0.7%
With an independent living difficulty	725	2.3%
Age 65 and over* - total persons	5,878	
With a hearing difficulty	659	11.2%
With a vision difficulty	128	2.2%
With a cognitive difficulty	278	4.7%
With an ambulatory difficulty	1091	18.6%
With a self-care difficulty	459	7.8%
With an independent living difficulty	904	15.4%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Developmentally Disabled

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

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



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

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. The RCOC currently serves approximately 17,000 individuals. Of those, approximately 302 individuals reside in Placentia.

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



Homeless Population and Transitional Housing

To estimate the number of homeless in the city an analysis of existing studies/estimates was utilized and different organizations and agencies were consulted. The County of Orange Housing and Community Services Department undertakes a biannual “Point-in-Time” survey of the homeless population as part of its application for homeless assistance grant funds to HUD. The most recent Point-in-Time survey for which results are available (January 2011) estimated that there were approximately 6,939 homeless persons in Orange County at the time of the survey, of which 2,667 were sheltered and 4,272 were unsheltered¹. The survey did not estimate the total homeless population by jurisdiction, however the City of Placentia represents approximately 1.7 percent of the total county population (see Table 2-1 on page 2-1). Assuming a homeless distribution similar to the general population, the estimated number of homeless persons in Placentia at any point in time would be approximately 117 persons. While it is very difficult to accurately determine the homeless population, a sample of 610 homeless persons interviewed during the 2011 Point in Time study were asked where they lived just prior to becoming homeless. Of the 610 survey respondents, 2 persons (0.3%) reported Placentia as their last city of residence. Since this percentage is substantially lower than the city’s proportion of total county population, the City’s total homeless population is estimate to be less than 117 persons.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit). As noted in Chapter 3 the City’s Zoning Code allows emergency shelters in compliance with SB 2.

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

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

The Neighborhood Services Division of the City of Placentia oversees the operation of the Neighborhood Services Office and Senior Center that provide food programs and emergency resources to the community. The Neighborhood Services Office provides

¹ 2011 Orange County Homeless Census and Survey Comprehensive Report, Applied Survey Research, 2011



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

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Recent Census² data estimated that 73 persons, less than 0.3 percent of Placentia's labor force, were employed in agriculture or related industries. It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farmworker housing.

2.3 Assisted Units "At-Risk" of Conversion

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

This section addresses:

- An inventory of assisted housing units that are at-risk of converting to market rate housing during 2013-2023;
- An analysis of the costs of preserving and/or replacing these units;
- Resources that can be used to preserve at-risk units;
- Program efforts for preservation of at-risk housing units; and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period

Inventory of At-Risk Units

Two affordable projects are located in Placentia (Table 2-24). According to the California Housing Partnership Corporation (CPHC), the Imperial Villas project could convert to market rate within the next 10 years and is therefore considered to be "at-risk."

² 2006-2010 ACS, Table DP03



Table 2-24 – Units At-Risk of Conversion, 2013-2023

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Imperial Villas	1050 E. Imperial Hwy.	Family	Section 8	07/30/2017	58	58
Villa La Jolla	734 W. La Jolla St.	Family	Section 8	12/15/2031	55	55
Total					113	113

Source: California Housing Partnership Corporation, 2013

Preservation Versus Replacement

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

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

Preservation Strategies

There are several options for preserving affordable units, including purchase by a non-profit or public agency, providing financial incentives to project owners to extend low-income use restrictions, or providing local subsidies to offset the difference between the affordable and market rent.

Local Rental Subsidy

One strategy for preserving the units at-risk is to provide a local rental subsidy to residents if their affordable units convert to market rate. Based on the current average federal rent subsidy of \$1,108 per month per unit³, the total subsidy that would be needed to extend affordability for the 58-unit Imperial Villas project would be \$771,168 per year.

Replacement Through New Construction

Affordable units lost to conversion can be replaced through new construction. Construction cost would depend on many factors including site acquisition, site preparation, construction and a variety of “soft” costs such as architecture, permit processing, financing and administration. Based on an average cost of \$250,000 per unit, the total cost of replacing 58 affordable units would be approximately \$14.5 million.

³ Source: California Housing Partnership Corporation, 9/2013

Resources for Preservation

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

Federal Programs

- Community Development Block Grant (CDBG) – CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing activities. Placentia is a participating city in the County of Orange’s Urban County. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services.
- HOME Investment Partnership – HOME funds are awarded on a formula basis for housing activities. The flexible grant program takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. The County of Orange allocates funds to participating cities on a competitive basis.
- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance is provided through the Orange County Housing Authority. As of 2012, there were approximately 205 households within the City of Placentia receiving assistance through the Section 8 program.
- Section 811/202 Program – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very-low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

State Programs

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



credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

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

Local Programs

The Redevelopment Agency for the City of Placentia was dissolved by the State of California along with all other redevelopment agencies through Assembly Bill 26x1 (the Dissolution Act). Based on this action, the former “set-aside” or 20% of tax increment will no longer be available for affordable housing programs or development. To assist with affordable housing funding, the City has required all residential development projects larger than 10 units enter into a Development Agreement and pay an Affordable Housing In-Lieu fee to generate funds. The City will continue to pursue other funding opportunities to assist with the development of affordable housing.

Qualified Entities to Develop or Operate Affordable Housing

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

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



Chapter 3: Resources and Constraints

3.1 Resources and Opportunities

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Placentia. This chapter provides a description of the land resources and adequate sites to address the City’s regional housing needs allocation for the projection period of January 1, 2014 to October 1, 2021, as adopted by the Southern California Association of Governments, as well as financial and administrative resources available to support the provision of affordable housing. Additionally, the chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of residential development sites is provided in Appendix B. The results of this analysis are summarized in Table 3-1 below. The table shows that the City’s land inventory for potential residential development is more than sufficient to accommodate the RHNA in the moderate- and above-moderate income categories for this projection period; however, rezoning is required to provide additional sites to accommodate 231 lower-income units. Program HE-1.8 in the Housing Plan (Chapter 4) describes the specific actions the City will take to address this requirement.

Table 3-1 – Residential Sites vs. Regional Housing Need 2014-2021

Income Category	Very Low	Low	Moderate	Above Moderate
Housing Need 2014-2021	112	81	90	209
Carryover from the Prior Period	21	17	--	--
Total Housing Need	133	98	90	209
Vacant Sites	--	--	163	63
Adequate Capacity?	(133)	(98)	Yes	Yes*

Notes:

*It is expected that additional above-moderate units will be accommodated through excess moderate sites and on underutilized parcels.

Source: City of Placentia, 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3.3, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.



Financial and Administrative Resources

Community Development Block Grant and HOME Programs

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

CDBG funds can be used for the following activities:

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

HOME funds can be used for the following activities:

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

Former Redevelopment Agency and the Successor Agency

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



Energy Conservation Opportunities

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

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

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

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

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

3.2 Constraints

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



governmental and non-governmental constraints along with City efforts to reduce these constraints are discussed below.

Governmental Constraints

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

Land Use Controls

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

1. General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Placentia General Plan identifies three residential land use designations, a Planned Community designation and a Specific Plan designation. Table 3-2 summarizes the residential land use designations and their associated acreages and density ranges. The City's General Plan is undergoing a comprehensive update, to include inclusion of a new sustainability element, and will be considered for adoption by the City Council by June, 2014.



Table 3-2 – General Plan, Residential Land Use Designations

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

*Includes a County island

Source: City of Placentia General Plan

According to the current General Plan, the maximum potential capacity is 22,645 dwelling units in the City and the realistic capacity is 18,117 dwelling units. The Department of Finance (DOF) reports 17,049 dwelling units have been developed as of January 2013.

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

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

2. Zoning Code

The Zoning Code is the primary tool for implementing the Land Use Element of the General Plan. It is designed to protect and promote public health, safety, and welfare. Placentia’s residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-3 summarizes the single-family residential zoning designations and their requirements. Table 3-4 summarizes the multi-family residential designations and requirements. Based on residential units approved and constructed complying with these standards, the City has determined the development standards do not unreasonably impact the cost and supply of housing nor the ability of projects to achieve maximum densities.

The City will be adding a Transit Oriented Development (TOD) overlay zone to its Zoning Code as well as adjusting the land use categories to reflect higher densities within such TOD zones. The City received a grant from the Southern California Association of Governments in September 2013 to assist in drafting a TOD zoning code. The TOD overlay zone, as well as allowing higher densities



than the current 25 du/ac, will provide the City with a means to achieve its Regional Housing Needs Assessment allocation of units.

Table 3-3 – Summary of Single Family Residential Zoning Requirements

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

Source: City of Placentia Municipal Code, Chapter 23

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

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-2	Interior lots 7,000; corner lots 8,000;	50%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.040	20'-25'	5'	Subject to §23.15.110	10'
R-G	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.18.040	20'	0'-10'	Subject to §23.81.130	0'-10'
R-3	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.21.040	15'	0'-5'	10'-15'	0'-10'
MHP	15 acres	Subject to Title 25 of the Calif. Admin. Code	2 stories or 35'	10'		25'	

Source: City of Placentia Municipal Code, Chapter 23

The single-family residential zones are R-A and R-1. As shown in Table 3-5, single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8. Single-family units are approved administratively without a public hearing, although subdivisions require a discretionary review process pursuant to the state Subdivision Map Act.

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



subject to a conditional use permit in the RPC (Residential Planned Community) zone. Second units and accessory units are permitted by-right in the R-A, R-1, RPC, PUD, SP-6, and SP-7 zones.

Table 3-5 – Summary of Permitted Residential Uses by Zone

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

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

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

Source: City of Placentia Municipal Code Chapter 23

Parking Requirements

Table 3-6 summarizes the residential parking requirements in Placentia. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available land for residential development.

Table 3-6– Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (Off Street)
R-A and R-1 (4 or fewer bedrooms)	2 (2 in garage) per unit
R-A and R-1 (5 or more bedrooms)	3 (3 in garage) per unit
R-G	2 (1 in garage) per unit; plus 10% of said total for guest parking; carports allowed for multiple dwellings
R-3	2 (1 in garage) per unit; plus 15% of said total for guest parking; carports allowed for multiple dwellings
PUD (bachelor and 1 bedroom)	2 (1 in garage) per unit
PUD (2 or more bedrooms)	3 (2 in garage) per unit; 1 recreational vehicle space, for each 10 units
Mobile Home Parks	2 spaces per mobile home lot (may be in tandem), plus 1 additional space per every 5 mobile home lots provided as guest parking. In addition, there shall be provided 1 boat or travel trailer space for every 5 mobile home lots
Boardinghouses, fraternities, and group living quarters	1 space per resident
Rest Homes	1 space for each 4 beds, plus 1 ½ space per employee
Second Residential Units	1 space in addition to that required for the primary unit; shall not be located within the required front yard setback and may be open

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



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

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

Density Bonus

In order to encourage the construction of affordable housing developments for very low and low-income households, the City of Placentia has adopted a Density Bonus Ordinance (Chapter 23.23 of the Municipal Code). Upon request from the applicant, the City grants a density bonus and incentives consistent with state law based on the applicant's commitment to provide housing units for low- and moderate income persons or senior housing.

Transit Oriented Development Overlay Zone

In 2013 the City received a grant to develop a Transit Oriented Development (TOD) overlay zone, which is proposed to amend the current manufacturing zone located south of the downtown Placentia area and immediately adjacent to, and south of, a proposed Metrolink commuter rail station. The TOD zone is the successor to the formerly envisioned Placentia Westgate Specific Plan area. The TOD zone is approximately 110 acres in size and runs south from the Burlington Northern Rail Road to Orangethorpe Avenue, and east from State Highway 57. The TOD area will provide for increased residential densities, mixed-use residential-commercial, and increased amenities to encourage use of the commuter rail station.

Senior Housing

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

Specific Plan 3 area developments are subject to the requirements found in Chapter 23.103 (Specific Plan 3) of Placentia Municipal Code. Specific Plan 3 area contains requirements for board and care facilities for persons 62 years of age or older, with private bathrooms, central kitchen facilities and services which include transportation, activities programs, housekeeping, linen and laundry service and full-time staff supervision; and apartment projects for persons 55 years of age or older, which



contain a private entry and individual kitchen, but are no larger than two bedrooms, where two bedroom units do not exceed 50 percent of the total number of units.

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

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

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

Emergency Shelters

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

- A maximum of 30 beds or persons permitted to be served nightly by the facility;
- Off-street parking at a rate of 1 space per 4 beds plus employee parking, or an alternative ratio based on an analysis of demonstrated need;
- Waiting and client intake area of at least 10 square feet per bed;
- The provision of onsite management at a rate of one staff person for each 15 beds;
- Minimum separation of 300 feet from residential property, parks, schools, or other emergency shelters;
- Maximum length of stay of 45 days within any 120-day period;
- Exterior lighting; and
- A Security and Safety Plan subject to approval by the City Administrator.

Transitional Housing and Supportive Housing

Transitional housing is defined as buildings configured as rental housing and operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient in a predetermined future time, which shall be not less than 6 months.

Supportive housing means housing with no limit on length of stay that is targeted to persons with disabilities or the homeless, and is linked to on- or off-site services that



assist the resident in retaining the housing, improving health status, and maximize the resident's opportunity to live and/or work in the community.

As required by state law, the Zoning Code considers transitional and supportive housing to be residential uses that are subject only to those regulations that apply to other residential uses of the same type in the same zone.

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

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless, and disabled persons.

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

Second Dwelling Units

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

Requirements for a second unit should comply with all of the development standards for a new single-family detached dwelling unit in the R-A or R-1 zone, including but not limited to, setbacks, height, lot coverage (refer to Table 3-3 – Summary of Single Family Residential Zoning Requirements, page 3-6) and those listed in Section 23.75.020 (Development Plan Review) of the Municipal Code. The following standards also apply:

- The total floor area of an attached second unit cannot exceed 30 percent of the total living area of the primary dwelling unit.
- The total floor area of a detached second unit cannot exceed 1,200 square feet.
- The architecture of the new unit has to be compatible with the existing unit and neighborhood.

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

Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

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

The City's Municipal Code defines "family" as "an individual or two or more persons related by blood, marriage or adoption, or a group of not more than six persons, excluding servants, who are not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit." The Housing Plan (Chapter 4) includes Program 2.5 to process a Municipal Code amendment to revise this definition consistent with current law.

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

Reasonable Accommodation Procedures

As a matter of state law (SB 520), cities are required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities. Zoning Code Chapter 23.59 establishes the process by which persons with disabilities may request a reasonable accommodation and provides for administrative



review and approval by the Director. This process is consistent with state law and assists persons with disabilities in improving their access to housing.

Building Codes and Enforcement

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

Building Codes

The City of Placentia will adopt the 2013 California Building Code, which establishes construction standards for all residential buildings, and also the 2013 California Green Building Standards Code, prior to its implementation in January 2014. The City amends the code as needed to further define requirements based on the unique local conditions. The code is designed to protect the public health, safety and welfare of Placentia's residents. Code enforcement in the City is performed on a complaint basis.

The local amendments to the Building Codes are derived from Orange County Building Officials, local governments, the Orange County Building Industry Association, and the Orange County Fire Authority. The City has found that the amendments to the 2013 California building code do not unduly influence the cost, availability and conservation of housing.

Code Enforcement

Contained within the City's Police Department and staffed by Police Services Officers, the City's Code Enforcement key objective is maintaining and preserving value and appearance in residential, commercial and industrial properties throughout the City. The City's Code Enforcement representatives enforce the following items:

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

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

Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing.



Building requirements and provisions including the minimum percentage of units accessible to persons with physical disabilities in new developments are incorporated into Title 24 of the California Code of Regulations. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Planning and Development Fees

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

The City of Placentia charges the majority of environmental, planning and engineering fees on a fixed fee basis, with some fees deposit-based and ultimately charged on a time and materials basis. The City annually reviews its fees and used a third-party consultant in 2012 to conduct a cost allocation plan and fee study. The development fees are a result of actual costs of providing the services and are reviewed annually based on staffing resources and related expenditures to provide services. Table 3-7 summarizes the total typical development fees for single-family and multi-family developments, based on two projects recently constructed in the City.

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

Table 3-7– Typical Development Fee Comparison, Single Family and Multi-Family

Development Fee	Single-Family ¹	Multi-Family ²
Development Plan Review (DPR)	\$50	\$266
Placentia-Linda School District fee	\$6,400	\$3,200
Park in-lieu fee (city)	\$4,978	\$3,628
County Sanitation District fee	\$4,081	\$2,399
County Library Fee	\$1,820	\$1,120
Affordable housing impact fee	\$2,625 - \$5,250	\$2,625 - \$5,250
Total per unit	\$19,904-22,529	\$13,238-15,863

Notes:

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

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

Source: City of Placentia, 2013



Local Processing and Permit Procedures

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

The single-family residential zones are R-A and R-1. As shown in Table 3-5, individual single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8.

Multi-family dwellings are permitted subject to Development Plan Review approval by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones, and are subject to Planning Commission approval of a conditional use permit in the RPC zone.

The time required to process a project varies depending on the given project's size and complexity and the number of actions and/or approvals required to complete the process. Both single-family residential and multi-family residential developments take between 6 and 12 months for total entitlement and permit processing. Table 3-8 provides a summary of the most common steps in the entitlement process. Not every project is required to follow all the steps outlined in the table. In addition, some of the approval procedures can run concurrently.

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



Table 3-8– Approximate Development Timelines

Procedure		Processing Time
Initial Contact	Check Requirements: Zoning, General Plan, Use Permit, Variance Tentative Map, Development Plan Review, CEQA	1-3 days
Preliminary Review	Conceptual Plan Submitted: Circulation, Traffic, Parking, Street Improvements, Building Elevations, Signs, Landscaping, CEQA requirements	1-2 weeks
Formal Submittal	Planning Commission Package: Filing Fee, CEQA (Exemption, Negative Declaration, EIR), Site Plan, Preliminary grading plan, Conceptual landscape plan, building elevations, floor plan	4 weeks
Planning Commission Hearing	Input from staff, applicant and public. (Decisions include condition of approval and standard development requirements)	1 day
City Council Hearing (if required)	Same package as submitted to the Planning Commission	3 weeks
Submittal of Working Plans (First Check)	All drawings are reviewed for compliance with city design standards and policies, conditions of approval, specific details not included in conceptual plans. Drawings Submitted include: Engineering plans (Grading and street improvements, sewer, storm drains and utility plans and details) and Building Plans (Structural, electrical, plumbing, heating and ventilation, and air conditioning plans; soil test and reports; structural and energy calculations; landscape and irrigation plans; fence and wall plans; sign plans; and lighting plans).	2-4 weeks
Submittal of Working Plans (Second Check)	All resubmitted plans are reviewed to ensure corrections are completed and all plans consent with each other.	2-4 weeks
Issuance of Permits	Permits are issued after final map is approved and bonds are posted, grading permit issued.	1 day

Source: City of Placentia, April 2009

Environmental and Infrastructure Constraints

Environmental Constraints

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

1. Seismic Hazards

Similar to most southern California cities, Placentia is located within an area considered to be seismically active. No faults have been identified within the City limits. There are six faults within close proximity to Placentia: Whittier-Elsinore, Norwalk, Newport-Inglewood, Sierra Madre, Palos Verdes and San Gabriel. The Whittier-Elsinore fault is located approximately 1,000 feet to the north of Placentia and is able to produce a seismic event of magnitude 6.0 or greater. The impact of earthquakes on Placentia depends on several factors: the particular fault, fault location, distance from the City, and magnitude of the earthquake. Some areas of the City may experience liquefaction and ground failure during extreme shaking. As part of the City’s development review process,



future residential projects would be required to prepare geotechnical studies to abate and potential hazards.

2. Flooding

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

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

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

3. Toxic and Hazardous Wastes

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

4. Transportation of Hazardous Materials

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

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



5. Hazardous Waste Management

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

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

6. Fire Hazards

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

7. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Placentia are the transportation systems. Roadways are the primary source of transportation-generated noise. The Burlington North Santa Fe Railroad also runs through the city along the Orangethorpe Corridor. The Placentia Quiet Zone went into effect in August of 2007. Along the quiet zone, all trains are prohibited from using horns unless an engineer feels an emergency exists that threatens human or animal injury or property damage. The Orange County Transportation Authority is also constructing five grade separation projects within the City, which will further diminish the noise impacts of the train traffic.



Infrastructure Constraints

1. Sewer

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

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

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

2. Water

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

According to the Golden State Water Company's Urban Water Management Plan, there are no factors affecting the wholesale supply of the Placentia system, therefore, there is 100 percent reliability of imported water supply. The Yorba Linda Water District's Urban Water Management Plan indicates that the reliability of the Orange County Basin is less than 100 percent, which is reflective of low groundwater levels due to drought, saltwater intrusion, and increased accumulated overdraft of the Basin. To counteract the intermittent



supply from the Basin during multiple dry water years, wholesale supply reliability is over 100 percent.

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

On- and Off-Site Improvements

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

The City's standards and requirements for streets, sidewalks, and other site improvements are found in the Municipal Code. Table 3-9 summarizes the City's standards for roadway and right-of-way widths.

Table 3-9 – Street Widths

Streets	Right-of-Way Width (in feet)	Pavement Width Curb Face to Curb Face (in feet)	Median Island Width (in feet)
Major street	120	104	14
Primary or modified major street	100	84	14
Secondary or modified primary street	80	64	N/A
Modified secondary street	64	52	N/A
Local industrial street	60	44	N/A
Local residential/ commercial street	60	40	N/A
Minor residential street - 500 feet or less in length	56	36	N/A
Minor residential street - looped 800 feet or less	56	36	N/A
Minor residential street - cul-de-sac, 500 feet or less serving 12 lots or less	56	36	N/A
Cul-de-sacs residential/commercial	50 radius	40 radius	N/A
Cul-de-sacs industrial	50 radius	44 radius	N/A

Source: City of Placentia, Municipal Code



Minimum sidewalk widths shall be as follows:

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

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

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

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

3.3 Non-Governmental Constraints

Land Prices

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

Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Placentia are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$100-140 per square foot for standard quality development.

Financing

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



The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. The credit “crunch” resulted when “sub-prime” lenders made it possible for families who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two to three years) and the interest rate converted to market. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan adjusts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, after the real estate crash of 2008, homeowners often owed more than the value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates, and changes in mortgage underwriting standards have made it much more difficult to obtain financing. It is likely that the credit tightening will have greater impacts on low-income families than other segments of the community.

Table 3-10 shows 2011 loan application data by income category for Orange County. It is not surprising that the percentage of loan application denials is highest for the very-low income (less than 50 percent of the MFI) category with 25 percent.

Table 3-10 – Home Mortgage Disclosure Act Data- 2011, Santa Ana- Anaheim- Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
< 50% MFI	324	153	80	24.7%
50-79% MFI	1,681	1,037	278	16.5%
80-99% MFI	1,428	960	185	13.0%
100-119% MFI	1,126	772	136	12.1%
>= 120% MFI	3,240	2,269	375	11.6%
Total	7,927	5,269	1,070	13.5%

Source: Federal Financial Institutions Examination Council, HMDA Data, 2011



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Chapter 4: Housing Plan

This section describes Placentia’s goals, policies, programs, and objectives for the 2013-2021 Planning Period related to the preservation, improvement and development of housing in the City. These policies and actions address current and future housing needs, meet the requirements specified by state law and consider the input by residents and stakeholders. While the plan provides a comprehensive approach to address housing issues throughout the City, the emphasis is on actions enabling the City to increase and maintain housing opportunities affordable to extremely-low-, very-low-, low- and moderate-income households.

4.1 Housing Goals and Programs

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

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

Goal HE-1: Housing Supply and Variety

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

Program HE-1.1: Manufactured Housing and Mobile Homes

The City of Placentia recognizes the importance of manufactured housing and mobile homes as a means to provide affordable housing for the City’s residents. The City shall explore land use policies, regulations, and programs to facilitate and encourage manufactured housing and amend the Municipal Code in compliance with state law. These policies, regulations, and programs may include, but are not limited to, flexible development standards, technical assistance, and referrals to the County of Orange Mobile Home Exterior Grant Program. There are four mobile home parks within the City.

Objective:	Use of manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Review policies, regulations and programs and process a Zoning Code amendment by June 2014



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

To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units near transportation options, major employment centers and services. The City, through a sustainability grant provided by the Southern California Association of Governments, is preparing a transit-oriented development (TOD) zone south of the future Metrolink station. The TOD will provide for residential uses in proximity to the transit station as well as entertainment, retail and office spaces. The development regulations for the TOD area will encourage and facilitate multi-family residential development and live-work units. The City will also encourage housing near transportation, employment, and services through Program HE-1.15: Transit-Oriented Development.

Objective:	Encourage new housing in proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

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

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

Objective:	Increase use of county, state and federal funds
Responsible Agency:	Development Services
Funding Source:	County, state and federal programs
Implementation Schedule:	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise



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

During the previous planning period the Zoning Code was amended to facilitate the provision of emergency shelters and transitional/supportive housing in compliance with State Law (SB 2). The City will continue to encourage these types of housing opportunities.

Objective:	Continue to encourage the provision of emergency shelters, transitional and supportive housing
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	Ongoing

Program HE-1.5: Infrastructure Provision

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

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

Program HE-1.6: Development Processing System Review

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

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



Program HE-1.7: Vacant and Underutilized Land Inventory

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

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

Program HE-1.8: Adequate Sites for Housing Development

The City has a lower-income growth need of 231 dwelling units during the 2014-2021 timeframe, which includes a carryover of unaccommodated need from the previous Housing Element cycle. To ensure the availability of adequate sites to accommodate this projected need, the City shall develop and adopt a Transit Oriented Development zone for the area immediately south of the proposed Metrolink Station and downtown. As part of the TOD zone, the City shall rezone a minimum of 8 acres to permit by-right multi-family, rental and ownership residential development at a density of 30 units per acre (or an amount of land needed to accommodate at least 231 units at an alternate density of more than 30 units/acre). Of the rezoned land, at least half of the capacity shall be provided on sites that permit exclusively residential uses by-right. The lower-income growth need shall be accommodated on sites with densities and development standards that permit a minimum of 20 units/acre and 16 units per site.

The City has identified the opportunity sites to accommodate the remaining lower-income need in Appendix B of this Housing Element. The City shall encourage the development of housing on the opportunity sites through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives. The City will also provide incentives for lot consolidation (see Program HE 1.18).



Objective:	Rezone a minimum of 8 acres to permit residential development at a density of 30 du/ac
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Prior to October 2014

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

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

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

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

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

Objective:	67 ELI Units (by 2021)
Responsible Agency:	Development Services
Funding Source:	General Fund//HOME/CDBG/LIHTC
Implementation Schedule:	Annual consultation with affordable housing developers, or as development opportunities arise

Program HE-1.11: Amend the Density Bonus Ordinance

The City of Placentia currently provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To further the effectiveness of the City’s Density Bonus Ordinance consistent with the requirements of SB1818 the City will process an amendment to the ordinance for review and approval by the City Council by February 2014.



The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City’s website and during pre-application meetings.

Objective:	Revise the Density Bonus Ordinance
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	February 2014

Program HE-1.12: Development of Senior Housing

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

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

Program HE-1.13: Development of Housing for Larger Families

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

Objective:	Housing units with larger bedroom counts
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.14: Housing for Persons with Special Needs

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



Objective:	Housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.15: Transit-Oriented Development

A Transit-Oriented Development is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, the City shall solicit proposals for transit-oriented developments and consider partnerships with local jurisdictions, other transit and regional agencies, and the private sector to implement development plans. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, regulatory waivers, etc. (see also Programs 1.2 and 1.8).

Objective:	Encourage transit-oriented development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.16: Single-Room Occupancy (SROs)

Single-room-occupancy developments (SROs) provide housing opportunities for lower-income individuals, persons with disabilities, and the elderly. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SROs. The Zoning Code allows SRO developments in the R-3 and C-2 districts. The City will continue to encourage development of SROs through a variety of methods including financial assistance, density bonus, regulatory concessions, etc.

Objective:	Facilitate development of SROs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.17: Residential Parking Requirements

The City’s greatest potential for affordable housing development exists in the area near the Metrolink station. As part of the new TOD zone for this area, the City will adopt 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



multi-family parking standards for small (i.e., studio or 1-bedroom) units to reduce this potential constraint.

Objective:	Adopt appropriate parking requirements for new TOD and mixed-use development; Review existing multi-family parking standards and revise as necessary
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	2014

Program HE-1.18: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate consolidation of vacant and underutilized lots to create larger building sites for residential development through a lot consolidation density incentive that allows a 5% density increase when parcels totaling at least 0.5 acre are consolidated, and a 10% density increase when parcels totaling at least 1.0 acre are consolidated. This incentive program will be publicized to developers and other interested parties through printed materials available at City Hall and electronically on the City’s website.

Objective:	Encourage/facilitate lot consolidation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Zone Code amendment in 2014

Goal HE-2: Equal Housing Opportunity

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

Program HE-2.1: Support Regional 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 refer fair housing inquiries to the Fair Housing Council of Orange County. The organization provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire.

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



Program HE-2.2: Section 8 Rental Assistance

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

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

Program HE-2.3: Reasonable Accommodation Procedures

In compliance with SB 520, 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.

Objective:	Provide reasonable accommodation in housing regulations for persons with disabilities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-2.4: Comprehensive Housing Resource Directory

The City of Placentia will continue to coordinate with the County of Orange on the preparation and maintenance of a Comprehensive Housing Resource Directory, which will be made available on the City’s website and in print form at City Hall, the library and other public buildings.

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



Program HE-2.5: Zoning Regulations

The Municipal Code establishes a limit of six unrelated persons within the definition of a “family” for zoning purposes. State law provides that a “family” consists of a group of unrelated persons living together as a single housekeeping unit without regard to the number of persons. The City will initiate an amendment to the Municipal Code by March 2014 to revise the definition consistent with state law.

Objective:	Revise the Municipal Code definition of family consistent with current law
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	March 2014

Goal HE-3: Neighborhood Preservation

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

Program HE-3.1: Community Based Neighborhood Rehabilitation

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

Objective:	Conserve and improve existing residential neighborhoods
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	Ongoing

Program HE-3.2: Neighborhood Identity

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

Objective:	Create neighborhood identity
Responsible Agency:	Development Services
Funding Source:	Private sources
Implementation Schedule:	Ongoing



Program HE-3.3: Placentia Rehabilitation Grant Program

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

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

Program HE-3.4: Energy Conservation and Sustainable Building Practices

The City recognizes that utility costs contribute to a household’s overall expenditure for housing. The City shall promote energy and water conservation and “green building” in new and existing residential developments by providing educational materials on the City’s website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit. The City shall also refer residents to local utility providers for energy and water conservation programs through the City’s website. Finally, through participation in the HERO Program, the City shall provide information and encourage property owners to participate in the property-assessed conservation improvements as allowed by the program.

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

Program HE-3.5: Monitoring At-Risk Units

The City shall continue to monitor units in the City with affordability covenants that will expire during the planning period. To encourage the preservation of these “at-risk” units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants.

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



Program HE-3.6: Vacant Building Ordinance

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

Objective:	Prevent blight and deterioration in neighborhoods
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Goal HE-4: Housing Cooperation and Coordination

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

Program HE-4.1: Partnerships with the Housing Industry

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

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

Objective:	Establish partnerships with nonprofit and for-profit housing developers
Responsible Agency:	Development Services/ Neighborhood Services Division
Funding Source:	General Fund, state and federal grants
Implementation Schedule:	Ongoing



Program HE-4.2: Participation in Continuum of Care Forum

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

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

4.2 Quantified Objectives

Activity	Quantified Objective
New Construction	
Extremely Low	67
Very Low	66
Low	98
Moderate	90
Above Moderate	209
Total	530
Rehabilitation	
Acquisition and Rehabilitation	6 (2 Extremely Low, 2 Very Low, 2 Low)
Placentia Rehabilitation Grant Program	30 Very Low/Low
Conservation	
At-Risk Units	Imperial Villas - 58 units



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Appendix A: Community Outreach

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

City residents and other interested parties were given several opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers on the Housing Element. A public hearing was held by the Planning Commission on September 24, 2013, followed by a public hearing by the City Council on January 7, 2014. Organizations that participated in these meetings or submitted comments included the Kennedy Commission, the Regional Center of Orange County (RCOC), and city residents. Comments on the draft Housing Element during the public review process along with how those comments have been considered are summarized below. The City will continue to consult with interested organizations such as the Kennedy Commission and RCOC during the implementation process for programs described in the Housing Plan (Chapter 4) as well as subsequent updates to the Housing Element.

Comment	Response
How was the City's RHNA share determined?	The RHNA is determined by SCAG based on the same regional growth forecast that is used in the Regional Transportation Plan. The distribution of each city's total RHNA share to income categories is based on the countywide income distribution with adjustments to avoid overconcentration of low-income households.
How are income limits determined?	Income limits are determined based on a percentage of the median county income, with some adjustments in high housing cost areas such as Orange County. The percentages associated with each income category are as follows: Very Low: 50% or less of median income Low: 51 – 80 % of median income Moderate: 81 – 120% of median income Above Moderate: Over 120% of median income
Is the City required to rezone property to high density?	When a city does not have adequate capacity to accommodate its assigned share of lower-income housing, rezoning is required. State law establishes a "default density" of 30 units/acre that is deemed to be suitable for lower-income housing.

Appendix A: Community Outreach



<p>With the dissolution of the Redevelopment Agency, the City lost a significant source of funding for affordable housing. How does that affect the City's housing obligations?</p>	<p>While the loss of redevelopment funding significantly reduces the City's ability to provide assistance to affordable and special needs housing, the City's obligations are primarily related to zoning and development standards. Cities are not required to build or subsidize affordable housing.</p>
<p>Are there any incentives for certification of the Housing Element?</p>	<p>There are some grant programs that are available to cities with certified Housing Elements, such as the Housing Related Parks Program, which offers grant funds to cities that have approved affordable housing developments.</p>
<p>There is a great need for affordable housing for persons with developmental disabilities. What can the City do to address that need?</p>	<p>Affordable housing for persons with special needs is an important priority for the City. Unfortunately, the state's dissolution of redevelopment agencies eliminated a significant source of local funding for affordable housing. Without financial resources the City is limited in what it can do to facilitate affordable housing development. The new Housing Element includes programs to rezone property for higher density, which can help to reduce development cost. The City will also work with developers to facilitate grant applications and expedite the review process for affordable housing developments.</p>
<p>The data regarding persons with developmental disabilities is not correct?</p>	<p>The data reported in the Housing Element is based on information from the Regional Center of Orange County. Prior to adoption of the final Housing Element, the City will check with RCOC regarding the most current data.</p>

Meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Housing Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to housing interest groups and organizations that serve the City's special needs populations (see Exhibit C-1).



**Exhibit A-1
Public Meeting Notification List**

Kennedy Commission
Attn: Cesar Covarrubias
17701 Cowan Ave., Suite 200
Irvine, CA 92614

Jacqui Kerze
Community Outreach Coordinator
Regional Center of Orange County
P.O. Box 22010
Santa Ana, CA 92702-2010

OC Association of Realtors
Attn: Teryll Hopper
25552 La Paz Road
Laguna Hills, CA 92653

Public Law Center
Attn: Pauline Chow
601 Civic Center Drive West
Santa Ana, 92701

Community Housing Resources, Inc.
Linda Nelson
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Jamboree Housing Corp.
Laura Archuleta
17701 Cowan Avenue
Suite 200
Irvine, CA 92614

The Related Companies of California
Frank Cardone
18201 Von Karman Ave Ste 900
Irvine, CA 92612

OC Housing Trust
Attn: Ken Mutter, Exec. Director
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

Neighborhood Housing Services of
Orange County
Attn: Glen Hayes, Executive Director
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

OC Business Council
Attn: Kris Murray
2 Park Plaza, Suite 100
Irvine, CA 92614

Habitat for Humanity of Orange County
2200 S. Ritchey St.
Santa Ana, CA 92705

City of Fullerton
Attn: Joan Wolff, AICP
Planning Manager
303 W. Commonwealth Ave.
Fullerton, CA 92832

BIA/OC
Attn: Mike Balsamo, Executive Director
17744 Sky Park Circle #170
Irvine, CA 92614

City of Yorba Linda
Attn: Steve Harris
Community Development Director
4845 Casa Loma Avenue
Yorba Linda, CA 92885

City of Anaheim
Attn: Sheri Vander Dussen
Community Development Director
200 S. Anaheim Blvd.
Anaheim, CA 92805

City of Brea
Attn: Eric Nicoll
Community Development Director
1 Civic Center Circle
Brea, CA 92821

Orange County Housing Authority
1770 North Broadway
Santa Ana, CA 92706

Fair Housing Council of Orange
County
201 South Broadway
Santa Ana, CA 92701-5633

Orange County Community Housing
Corporation
2024 North Broadway, 3rd Floor
Santa Ana, CA 92706-2623

Appendix A: Community Outreach



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Appendix B: Residential Land Resources

Regional Housing Needs Assessment

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

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

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

The RHNA prepared by SCAG for the planning period of January 1, 2014 through October 1, 2021 identifies the City of Placentia's share of the region's housing needs as 492 new housing units, distributed among income categories as shown in Table B-1.

Unaccommodated Need from the Prior Planning Period

Government Code §65584.09 requires that any portion of the regional housing need that was not accommodated in the prior planning period must be added to the housing need for the current period. The City's assigned share of lower-income need was 38 units in the prior period, and because the City does not have adequate sites with appropriate zoning to accommodate these units, they must be added to the 193 lower-income units for the current period, resulting in a total lower-income need of 231 units (Table B-1). Adequate capacity existed in the prior planning period to accommodate the City's share of moderate- and above-moderate units.



Table B-1 – Regional Housing Need 2014-2021

Income Category	Very Low ¹	Low	Moderate	Above Moderate	Total
RHNA 2014-2021 ²	112	81	90	209	492
Unaccommodated Need 2006-2014	21	17	--	--	38
Total Need 2014-2021	133	98	90	209	530

Notes:

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

² The RHNA projection period covers the period 1/1/2014 – 10/1/2021

Source: SCAG 2012, City of Placentia 2013

Adequate Sites Analysis

The City’s potential sites for housing development are described below. Like most older cities in the Southern California metropolitan area, Placentia has minimal areas of vacant land. The majority of vacant land is within Specific Plan 7. This area is bounded by the south side of Buena Vista Avenue to the north, the east side of Rose Drive to the west, the north side of Orangethorpe Avenue along the south, and the west side of Van Buren Street to the east. Many of the vacant parcels are contiguous land areas too small to allow for construction. However, through lot consolidation these parcels have the potential to provide opportunities for new housing construction. Table B-3 shows vacant sites that are suitable for residential development. The vacant residential land in Placentia has the capacity for construction of 226 residential units. Based on the densities permitted in these areas, the units would be affordable to moderate- and above-moderate-income households.

As shown in Table B-2, there is adequate capacity to accommodate the City’s need for moderate- and above-moderate-income housing but there is a shortfall of 231 lower-income units. This shortfall will be addressed through the rezoning of underutilized parcels in a new TOD zone in the downtown area (see Program 1.8 in Chapter 4). Potential sites for rezoning are described in Table B-4.

Table B-2 – Residential Sites vs. Regional Housing Need 2014-2021

Income Category	Very Low	Low	Moderate	Above Moderate
Housing Need	133	98	90	209
Vacant Sites	--	--	163	63
Adequate Capacity?	(133)	(98)	Yes	Yes*

*It is expected that above-moderate units will be accommodated with surplus moderate sites and underutilized parcels.

Source: City of Placentia, 2013

Appendix B: Residential Land Resources



Table B-3 – Vacant Land Permitting Residential Development

APN	Zoning Designation	General Plan Designation	Acres	Permitted Density	Units	Notes
Moderate-Income Sites						
336-520-26	PUD	Medium Density	0.216	15 du/ac	3	
337-241-63	R-1	Medium Density	0.143	15 du/ac	2	
339-361-05	R-2	Medium Density	0.066	15 du/ac	1	
339-364-18	R-2	Medium Density	0.134	15 du/ac	2	
339-392-20	R-2	Medium Density	0.149	15 du/ac	2	
339-392-21	R-2	Medium Density	0.102	15 du/ac	1	
341-122-83	PUD	Medium Density	1.134	15 du/ac	17	
341-122-89	PUD	Medium Density	1.445	15 du/ac	21	
341-352-10	SP	Medium Density	0.227	15 du/ac	3	Specific Plan 7
341-362-01	SP	Medium Density	0.078	15 du/ac	1	Part of contiguous area of vacant land; Specific Plan 7
341-362-02	SP	Medium Density	0.693	15 du/ac	10	Specific Plan 7
341-374-01	R-G	Medium Density	0.258	15 du/ac	3	
341-375-01	R-G	Medium Density	0.298	15 du/ac	4	
341-375-02	R-G	Medium Density	0.224	15 du/ac	3	
341-481-28	SP	Medium Density	1	15 du/ac	15	Specific Plan 7
343-712-47	PUD	Medium Density	0.046	15 du/ac	1	Potential for lot consolidation
343-712-48	PUD	Medium Density	0.129	15 du/ac		
343-712-49	PUD	Medium Density	0.031	15 du/ac		
343-712-69	PUD	Medium Density	0.041	15 du/ac		
343-682-24	PUD	Medium Density	0.109	15 du/ac	1	
343-691-06	R-G	Medium Density	4.134	15 du/ac	62	
343-712-03	PUD	Medium Density	0.424	15 du/ac	6	
344-031-02	R-3	High Density	0.195	25 du/ac	4	
344-143-15	R-2	Medium Density	0.114	15 du/ac	1	
Subtotal – Moderate Income Sites					163	
340-461-13	PUD	Low Density	0.218	6 du/ac	1	
340-511-66	RPC	Low Density	0.257	6 du/ac	1	
341-022-10	R-1	Low Density	0.471	6 du/ac	2	
341-042-39	R-1	Low Density	0.365	6 du/ac	2	
341-042-43	R-1	Low Density	0.381	6 du/ac	2	
341-081-34	R-1	Low Density	0.218	6 du/ac	1	
341-081-36	R-1	Low Density	0.341	6 du/ac	2	
341-082-02	R-1	Low Density	0.546	6 du/ac	3	
341-093-02	R-1	Low Density	0.232	6 du/ac	1	
341-093-02	R-1	Low Density	0.243	6 du/ac	1	
341-201-35	R-1	Low Density	0.491	6 du/ac	2	
341-343-10	SP	Low Density	0.179	6 du/ac	1	Specific Plan 7
341-352-15	SP	Low Density	0.169	6 du/ac	1	Specific Plan 7
341-354-01	SP	Low Density	0.178	6 du/ac	1	Specific Plan 7
341-354-02	SP	Low Density	0.256	6 du/ac	1	Specific Plan 7
341-361-01	PUD	Low Density	0.964	6 du/ac	5	
341-361-02	SP	Low Density	0.399	6 du/ac	2	Specific Plan 7
341-421-33	SP	Low Density	0.409	6 du/ac	2	Specific Plan 7
341-431-01	SP	Low Density	0.436	6 du/ac	2	Specific Plan 7
341-433-23	SP	Low Density	0.48	6 du/ac	2	Specific Plan 7
346-171-01	R-1	Low Density	0.646	6 du/ac	3	
346-172-24	R-1	Low Density	0.264	6 du/ac	1	
346-173-01	R-1	Low Density	0.201	6 du/ac	1	
346-181-01	R-1	Low Density	0.234	6 du/ac	1	
340-401-28	R-1	Low Density	0.16	6 du/ac	1	Potential for lot consolidation



Table B-3 – Vacant Land Permitting Residential Development

APN	Zoning Designation	General Plan Designation	Acres	Permitted Density	Units	Notes
340-401-29	R-1	Low Density	0.166	6 du/ac		
340-462-13	PUD	Low Density	0.126	6 du/ac	9	Potential for lot consolidation
340-462-14	PUD	Low Density	0.113	6 du/ac		
340-462-15	PUD	Low Density	0.12	6 du/ac		
340-462-16	PUD	Low Density	1.209	6 du/ac		
341-354-08	SP	Low Density	0.083	6 du/ac	2	Potential for lot consolidation; Specific Plan 7
341-354-09	SP	Low Density	0.124	6 du/ac		
341-354-10	SP	Low Density	0.041	6 du/ac		
341-354-11	SP	Low Density	0.082	6 du/ac		
341-354-14	SP	Low Density	0.093	6 du/ac		
341-365-02	SP	Low Density	0.144	6 du/ac	1	Potential for lot consolidation; Specific Plan 7
341-365-03	SP	Low Density	0.149	6 du/ac		
346-013-02	R-1	Low Density	0.115	6 du/ac	1	Potential for lot consolidation
346-013-03	R-1	Low Density	0.125	6 du/ac		
346-172-26	R-1	Low Density	0.088	6 du/ac	1	Potential for lot consolidation
346-172-27	R-1	Low Density	0.088	6 du/ac		
346-181-02	R-1	Low Density	0.057	6 du/ac	7	Potential for lot consolidation
346-181-11	R-1	Low Density	0.094	6 du/ac		
346-181-12	R-1	Low Density	0.189	6 du/ac		
346-181-13	R-1	Low Density	0.094	6 du/ac		
346-181-14	R-1	Low Density	0.14	6 du/ac		
346-181-16	R-1	Low Density	0.096	6 du/ac		
346-181-17	R-1	Low Density	0.098	6 du/ac		
346-181-18	R-1	Low Density	0.094	6 du/ac		
346-181-19	R-1	Low Density	0.093	6 du/ac		
346-181-20	R-1	Low Density	0.135	6 du/ac		
346-181-21	R-1	Low Density	0.09	6 du/ac		
Subtotal – Above Moderate Sites					63	
Total Sites					226	

Candidate Sites for Rezoning to Accommodate the RHNA

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

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



- Sites identified to meet the very-low- and low-income need must have density and development standards that permit at least 16 units per site.

The City has a remaining very-low- and low-income need of 231 dwelling units, which requires a minimum of 8 acres at 30 dwelling units per acre to accommodate this remaining need (or a total acreage with capacity for at least 231 units at a higher allowable density). Of the rezoned land, at least 50 percent of the capacity must be provided on sites that permit exclusively residential uses to accommodate the City's remaining very-low- and low-income need. Program HE-1.8 in the Housing Plan (Chapter 4) describes the specific actions the City will take to address this requirement.

Transit Oriented Development Overlay Zone

The City, through a sustainability grant provided by the Southern California Association of Governments, is preparing a transit-oriented development (TOD) zone south of the future Metrolink station. The TOD will provide for residential uses in proximity to the transit station as well as entertainment, retail and office spaces. The development regulations for the TOD area will encourage and facilitate multi-family residential development and live-work units. The location of the TOD area is shown in Exhibit B-2. The TOD zone envisions a walkable network of varied blocks, plazas, parks and streetscapes; and a reestablishment of the community's relationship with the rail corridor.

The City has identified sites within the TOD area that have the greatest potential or opportunity to provide for affordable housing, specifically along the "Crowther Corridor" and on Baker Street. These opportunity sites are the candidate sites for rezoning to permit by-right multi-family residential use at a density of at least 30 du/ac and have the capacity to accommodate the City's remaining RHNA need. Table B-4 summarizes these opportunity sites.



Table B-4– Opportunity Sites Summary

APN	Existing General Plan / Zoning	Proposed Zoning	Existing Use	Acreage	Unit Capacity at 30 du/ac
339-402-08	I/M	TOD	Vacant/Parking (City-owned)	0.26	84
339-402-10	I/M	TOD	Packing House Offices (City-owned)	0.43	
339-402-05	I/M	TOD	Packing House	2.08	
339-401-16	I/M	TOD	Packing House	3.24	97
339-401-01 to 15	I/M	TOD	Residential, Vacant, Parking, Recycling	2.81	85
339-431-06	I/M	TOD	Manufacturing	1.39	42
339-431-05	I/M	TOD	Manufacturing	1.40	42
339-431-04	I/M	TOD	Manufacturing	1.40	42
339-431-03	I/M	TOD	Manufacturing	1.52	46
339-431-02	I/M	TOD	Manufacturing	.61	19
339-431-01	I/M	TOC	Manufacturing	2.01	61
Totals				17.15	518

The first three parcels identified in Table B-4 are contiguous and are part of what is referred to as the East Packing House site. These parcels are able to be consolidated. Through the TOD, the East Packing House site will permit mixed-use including higher-density residential uses and may include public facilities and retail uses to support the future Metrolink station. While the potential capacity is 84 units at the “default density” of 30 du/ac, the City anticipates construction of up to 200 units on this site. The structure was historically used as a packing house, but the use has long been discontinued. The City purchased these parcels in 2010 with the intent of redeveloping them.

The third parcel is referred to as the West Packing House site. The City has identified this site for an adaptive reuse project. The parcel has been designed to be rezoned to permit exclusively by-right residential use at a minimum of 30 du/ac. The existing building will be converted to accommodate affordable housing units. While the potential unit capacity is 63 units at the “default density” of 30 du/ac, the City anticipates this site will yield over 100 units. The building was originally constructed as a packing house; however, the use has been discontinued. The building is currently occupied with light industrial uses, specifically dry storage. The property owner has expressed interest in discontinuing the existing uses and selling the property. Policy actions to secure partnerships are included in the Housing Element policy program (Chapter 4).

The remaining sites are what is considered the “Crowther Corridor.” These are parcels on the north side of Crowther Avenue adjacent to the rail road tracks and between Melrose Avenue and State Highway 57. These sites are deemed the most worthy of being transformed into consolidated parcels in which to develop housing and mixed-uses under the proposed TOD overlay zone (Exhibit B-1).

Appendix B: Residential Land Resources



Adequate water and wastewater capacity exists to serve the anticipated level of development in this area, and there are no environmental constraints that preclude development.

Exhibit B-1
Proposed TOD Zone Boundary





Appendix C: Review of Housing Element Performance

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. The findings from this evaluation have been instrumental in determining the City's 2013 Housing Implementation Program.

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

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



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Goal HE-1: Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents within the constraints of available land.</p>	
<p>Program HE-1.1: Manufactured Housing The City of Placentia recognizes the importance of manufactured housing as a means to provide affordable housing for the City’s residents. The City shall explore land use policies, regulations, and programs to facilitate and encourage manufactured housing. These policies, regulations, and programs may include, but are not limited to, flexible development standards, technical assistance and referrals to the County of Orange Mobile Home Exterior Grant Program.</p> <p>Objective & Schedule: Review policies, regulations and programs by June 2010</p>	<p>Completed review and is encouraging manufactured housing use by contacting distributors for information. Due to reduced staffing and budget, revised zoning regulations have not yet been processed.</p>
<p>Program HE-1.2: Locate Housing Near Transportation, Employment and Services To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units near transportation options, major employment centers and services. The City is currently drafting a specific plan for a transit-oriented development in Placentia-Westgate area surrounding the future Metrolink station. The specific plan will provide for residential uses in proximity to the station as well as entertainment, retail and office spaces. The development regulations for the specific plan area will encourage and facilitate multi-family residential development and live-work units. The City will also encourage housing near transportation, employment and services through Program HE-1.16: Transit-Oriented Development of this Housing Element.</p> <p>Objectives & Schedule: Proximity to transportation, employment and services; Ongoing</p>	<p>This continues to remain a high priority for the City. While the Metrolink station project is being completed, the City is reviewing zoning code changes to allow TOD-related land use designations, including housing of various types and densities. The 300-acre Placentia-Westgate Specific Plan was never adopted and no longer in effect, however, the transit-oriented development concept for the area is still viable and being pursued. In 2006 a high-density infill residential development was approved and built adjacent to the Metrolink station.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.3: Pursue County, State and Federal Housing Funds Monitor availability of county, state, and federal housing programs and pursue available funds as appropriate. The City shall encourage and coordinate with housing developers and service organizations to obtain funds for affordable housing projects, initially through pre-application meetings and throughout project development. The City shall also make funding information available to all proposed developers in the City through informational materials distributed through the City’s website and at pre-application meetings.</p> <p>Objectives & Schedule: Increase use of County, State and Federal Funds; Ongoing (project based)</p>	<p>Although the elimination of the Redevelopment Agency has resulted in reduced staffing and funding, the City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County/State funds for planned residential development adjacent to the Metrolink Station to the extent staff resources are available.</p> <p>This program should be continued.</p>
<p>Program HE-1.4: Emergency Shelters and Transitional and Supportive Housing</p> <ul style="list-style-type: none"> • In compliance with State Law (SB 2), the City will review and revise the existing Zoning Ordinance to allow for emergency shelters and transitional and supportive housing for families and individuals that are homeless. The City will comply with the requirements of the state in the following manner: • Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters and in any case accommodate at least one year-round shelter. The City is considering the R-3, C-M and M zones to allow emergency shelters by-right. • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards. • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development of emergency shelters and Transitional Housing. • Amend the Zoning Code to allow transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone. 	<p>Zoning Ordinance amendments for emergency shelters, transitional and supportive housing were adopted by the City Council in 2013.</p> <p>This program should be modified to focus on implementation of these ordinances.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Objectives & Schedule: Zoning for emergency shelters, transitional and supportive housing; December 2009</p>	
<p>Program HE-1.5: Infrastructure Provision To ensure that requirements for infrastructure provision are not considered an undue constraint to residential development, the City shall review infrastructure provision costs and procedures on an annual basis. Based on its findings, the City shall work with housing developers to reduce costs and streamline infrastructure-financing programs.</p> <p>Objectives & Schedule: Reduce constraints associated with infrastructure; Annual review, revisions as appropriate</p>	<p>On an annual basis, the City reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near build-out condition with infrastructure mostly in place. Infrastructure near the proposed Metrolink station project is a candidate for competitive grant funding.</p> <p>This program should be continued.</p>
<p>Program HE-1.6: Development Processing System Review The City shall review existing procedures for project review, processing and building plan check to determine if the procedures are a constraint to housing development. Based on these findings, the City shall develop programs and procedures to minimize processing timelines for extremely low, very low, low and moderate-income housing developments. The City shall monitor processing timelines and modify as needed to further encourage affordable housing development.</p> <p>Objectives & Schedule: Minimize development review/processing time; Ongoing, Annual Review</p>	<p>On an annual basis, the City reviews its development processing procedures and has adopted several streamlined procedures in the last three years. These changes include removing the development of a single residence from requiring discretionary approval and providing for greater staff-level decision making for development requirements.</p> <p>This program should be continued.</p>
<p>Program HE-1.7: Vacant and Underutilized Land Inventory To provide additional areas for housing development and maximize the potential for a variety of housing types, the City will identify vacant and underutilized sites for development of residential units. Additionally, the City will maintain and update an inventory of these sites on an annual basis. The City will provide information about these sites to housing developers through printed materials available at City Hall and electronically on the City’s website.</p> <p>Objectives & Schedule: Inventory of vacant and underutilized land; Annual update of inventory</p>	<p>The inventory of vacant and underutilized land is available on the City website, and staff routinely discusses these parcels with developers.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.8: Adequate Sites For Housing Development The City has a remaining lower-income growth need of 38 dwelling units. To ensure the availability of adequate sites to accommodate the projected construction need by income category for the 2006-2014 planning period, the City shall develop and adopt a specific plan for the Placentia-Westgate area. As part of the Specific Plan, the City shall rezone a minimum of 1.27 acres to permit by-right multi-family, rental and ownership residential development at a minimum net density of 30 du/ac. Of the rezoned land, a minimum of 0.63 acres shall permit exclusively by-right residential uses to accommodate at least 50 percent of the City’s lower-income growth need. The lower-income growth need shall be accommodated on sites with densities and development standards that permit a minimum of 16 units per site.</p> <p>The City has identified the opportunity sites to accommodate the remaining lower-income need in Table B-6 of this Housing Element. The City shall encourage the development of housing on the opportunity sites through incentives such as financial incentives, land write-downs; assistance with on- or off-site infrastructure costs; expedited entitlement review; fee reductions, fee deferrals or concessions; in-kind technical assistance; and other regulatory concessions or incentives. The City will also provide incentives for lot consolidation (see Program HE 1.19).</p> <p>Objectives & Schedule: Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac by December 2009.</p>	<p>Due to staffing and budget limitations, the City suspended the completion of the Placentia Westgate Specific Plan in order to focus on the comprehensive update of the General Plan. This program will be continued as part of the 2013-2021 Housing Element.</p>
<p>Program HE-1.9: Monitoring of Constructed Units Based on Income-Level To effectively track performance during the planning period, the City will track the income levels of units constructed by including an estimate sales/rental value at the time of unit occupancy. This value will be included as part of the building permit application to reflect the assumed market value of the home constructed.</p> <p>Objectives & Schedule: Tracking performance by income level; ongoing.</p>	<p>This program has been completed. Forms have been developed to record affordability information at the time building permits are issued.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.10: Encourage Development of Housing for Extremely Low-Income Households The City will encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Orange County. The City shall work with non-profit developers and service providers with the specific emphasis on providing family housing and non-traditional housing types such as single-resident occupancy units, transitional housing and units serving temporary needs by providing in-kind technical assistance and support in seeking funding. The City shall encourage housing for extremely-low income households through incentives and activities such as technical assistance, expedited processing and flexibility in development standards.</p> <p>Objectives & Schedule: Develop incentive program by June 2010; 11 Extremely Low Income Units by 2014.</p>	<p>Although the City has increased its contacts with non-profit developers regarding affordable housing opportunities, no ELI units were produced during the planning period. The elimination of redevelopment set-aside funds has severely restricted this effort.</p> <p>This program should be continued.</p>
<p>Program HE-1.11: Amend the Density Bonus Ordinance The City of Placentia currently provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To further the effectiveness of the City’s Density Bonus Ordinance and to be in compliance with the requirements of SB1818, AB2280 and state and Federal Fair Housing Law, the City shall review and revise the existing ordinance. The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City’s website and during pre-application meetings.</p> <p>Objectives & Schedule: Review and Revise Density Bonus Ordinance by December 2009.</p>	<p>Due to staffing limitations the Density Bonus Ordinance amendment has not yet been completed. This program will be carried forward in the new planning period.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.12: Development of Senior Housing The City recognizes the unique character of the senior population. Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. The City shall encourage the development of a wide range of housing choices for seniors through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.). These may include independent living communities and assisted living facilities with on-site services and access to health care, nutrition, transportation and other appropriate services.</p> <p>Objectives & Schedule: Senior Housing Development; ongoing.</p>	<p>The City has continued to offer incentives for senior housing. This program should be continued.</p>
<p>Program HE-1.13: Development of Housing for Larger Families The City recognizes that providing appropriately sized housing units for families is important to improving livability, reducing instances of overcrowding and minimizing deferred maintenance issues. The City shall encourage incorporation of larger bedroom counts in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing and flexibility in development standards.</p> <p>Objectives & Schedule: Housing units with larger bedroom counts; Develop incentive program by June 2010.</p>	<p>The City has worked with potential affordable housing developers, although a potential development did not go through due to the lack of funding availability. Additionally, the elimination of redevelopment set-aside funds has severely restricted this effort.</p> <p>The City should continue to encourage large family units to the extent feasible.</p>
<p>Program HE-1.14: Housing for Persons with Special Needs The City understands the need for housing to accommodate persons and families with special needs. The City shall work with non-profit housing developers, service providers and the County of Orange to encourage and support the development of housing for special needs households through activities such as technical assistance, assistance in seeking funding, expedited processing and flexibility in development standards.</p> <p>Objectives & Schedule: Housing units for households with special needs; Develop incentive program by June 2010.</p>	<p>The City had identified a potential parcel for special needs housing, however, the parcel was acquired by another owner and the project was not pursued. Additionally, the elimination of redevelopment set-aside funds has severely restricted this effort.</p> <p>The City should continue to encourage large family units to the extent feasible.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.15: Redevelopment Agency Housing Set-Aside Fund The Redevelopment Agency is required by State Law to allocate 20 percent of the gross tax increment revenues to provide for affordable housing projects. The Agency shall continue its obligation of providing 20 percent of the tax increment to the Housing Set-Aside Fund for extremely low, very low, low and moderate-income housing projects. Use of the Housing Set-Aside Fund outlined in the Redevelopment Agency’s Implementation Plan is described in Chapter 3: Resources and Constraints of this Housing Element.</p> <p>Objectives & Schedule: 20% of tax increment for Housing Set-Aside; Ongoing.</p>	<p>Redevelopment agencies were eliminated in 2012 by the State Legislature. This program will not be continued.</p>
<p>Program HE-1.16: Transit-Oriented Development A Transit-Oriented Development is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. To encourage recent federal, state and regional policies focusing on concentrated growth around transit, the City shall solicit proposals for transit-oriented developments and consider partnerships with local jurisdictions, other transit and regional agencies, and the private sector to implement development plans. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, regulatory waivers, etc.</p> <p>Objectives & Schedule: Encourage Transit-Oriented Development; December 2009.</p>	<p>The City continues to work with developers on TOD opportunities connected with the Metrolink Station. Incentives include the utilization of City-owned property, as well as the development of an overlay zone for the area surrounding the station, which will encourage development of TOD.</p> <p>This program should be continued.</p>
<p>Program HE-1.17: Single-Room Occupancy Units (SROs) Single-room occupancy units (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 SRO’s. Currently, SROs are not defined nor addressed in the City’s Zoning Code. The City shall amend the Zoning Code to explicitly define and establish regulatory standards for single-room occupancy units.</p> <p>Objectives & Schedule: Amend Zoning Code to include SROs by December 2009.</p>	<p>The City amended its Zoning Code in 2013 to provide regulations for SROs. This program should be revised accordingly.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-1.18: Review and Revise Residential Parking Requirements To ensure the City’s parking requirements are not a constraint to residential development, especially new housing units affordable to lower- and moderate-income households, the City shall review existing adopted parking standards to identify potential constraints. Based upon this review, the City will revise current standards, as appropriate.</p> <p>Objectives & Schedule: Review/Revise Residential Parking Requirements by December 2009.</p>	<p>This program has not been implemented due to the slowdown in the real estate market, staffing reductions. The City will review residential parking requirements as part of the General Plan and Zoning Code updates. Parking requirements for overlay zones and TOD-designated locations will be consistent with the anticipated parking demand in such developments.</p>
<p>Program HE-1.19: Encourage and Facilitate Lot Consolidation The City will encourage and facilitate consolidation of vacant and underutilized lots for residential development to provide the opportunity to develop these lots. The City will encourage and facilitate lot consolidation through a variety of incentives such as financial incentive, land write-downs, assistance with on- or off-site infrastructures costs, and other pre-development costs association with the assemblage of multiple parcels. The City will develop an incentive program and provide information to developers and other interested parties through printed materials available at City Hall and electronically on the City’s website.</p> <p>Objectives & Schedule: Encourage/ facilitate lot consolidation; Develop incentive program by January 2010.</p>	<p>This program will be revised and accomplished through the General Plan and Zoning Code updates.</p>
<p>Goal HE-2: Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, disability, marital status or household composition.</p>	
<p>Program HE-2.1: Support of Regional Fair Housing Efforts The City will continue to contract with and refer fair housing inquiries to the Fair Housing Council of Orange County. The organization provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire.</p> <p>Objectives & Schedule: Fair Housing activities; Ongoing.</p>	<p>The City continues to support the Fair Housing Council of Orange County and to refer members of the community to FHCOC for counseling, mediation and low-cost advocacy for housing-related needs.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-2.2: Section 8 Rental Assistance The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority. Objectives & Schedule: 167 vouchers; Ongoing.</p>	<p>The City continues to partner with the Orange County Housing Authority. Currently, 205 vouchers are allocated to residents with the City of Placentia.</p> <p>This program should be continued.</p>
<p>Program HE-2.3: Reasonable Accommodation Procedures In compliance with SB 520, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. The City will develop a policy and procedures for reasonable accommodation, separate from a variance or CUP, to provide relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. Objectives & Schedule: Adopt reasonable accommodation procedures; December 2009.</p>	<p>A Reasonable Accommodation ordinance was adopted in 2013.</p> <p>Implementation of the ordinance should be continued.</p>
<p>Program HE-2.4: Comprehensive Housing Resource Directory The City of Placentia will develop a comprehensive housing resource directory to assist residents in locating affordable housing. The City will coordinate with the County of Orange and update the directory on an annual basis. The Comprehensive Housing Resource Directory will be available on the City’s website and in print form at City Hall, the library and other public buildings. Objectives & Schedule: Develop directory by June 2010; Annual updates.</p>	<p>This program was implemented. The City works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.</p> <p>Ongoing implementation of this program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Goal HE-3: Encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided; and having a sense of community identity.</p>	
<p>Program HE-3.1: Community Based Neighborhood Rehabilitation Encourage neighborhood rehabilitation programs that maximize community participation in the maintenance and improvement of housing in individual neighborhoods. The City will coordinate with and assist neighborhood and non-profit organizations in implementing programs such as “Neighborhood Pride Days” where the City will collect electronic waste and bulk waste from residents, promote neighborhood cleanup and beautification especially in low-income areas.</p> <p>Objectives & Schedule: Conserve and Improve Existing Residential Neighborhoods; Ongoing.</p>	<p>This program is ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG-funded rehabilitation. The division manager is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.</p> <p>Ongoing implementation of this program should be continued.</p>
<p>Program HE-3.2: Neighborhood Identity Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles.</p> <p>Objectives & Schedule: Create a Neighborhood Identity; Ongoing.</p>	<p>The City routinely works with developers of new neighborhoods to foster project design that supports community identity.</p> <p>This program should be continued due to budget limitations.</p>
<p>Program HE-3.3: Placentia Rehabilitation Grant Program The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very low-income housing units. The City shall outreach to potential applicants through the City’s website and print material.</p> <p>Objectives & Schedule: 72 units by 2014.</p>	<p>This program is ongoing. The City is very successful in implementing the CDBG rehabilitation program and recently begun working with “Paint Your Heart Out” in order to increase participation. The City is on track to exceed the identified number of units rehabilitated.</p> <p>This program should be continued.</p>
<p>Program HE-3.4: Acquisition and Rehabilitation In order to prevent deteriorating of neighborhoods and increase the affordable housing stock, the City’s Redevelopment Agency shall partner with non-profit housing developers to acquire and rehabilitate housing units. These units will be sold or rented to lower-income households.</p> <p>Objectives & Schedule: 18 units by 2014.</p>	<p>With the state’s elimination of redevelopment agencies, this program is no longer feasible and should not be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-3.5: Energy Conservation The City recognizes that utility costs contribute to a household’s overall expenditure for housing. The City shall promote energy and water conservation in new and existing residential developments by providing educational materials on the City’s website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit. The City shall also refer residents to local utility providers for energy and water conservation programs through the City’s website.</p> <p>Objectives & Schedule: Energy conservation/ reduced utility costs; Provide energy conservation educational materials by December 2009.</p>	<p>This program is ongoing. The City has utilized federal Energy and Efficiency & Conservation Block Grants to provide material and energy-efficient products to residents in order to promote energy efficiency. Additionally, the City adopted the new 2010 codes and the City Council has authorized the incentivization of increased compliance with Title 24 through building permit fee reduction.</p> <p>This program should be continued.</p>
<p>Program HE-3.6: Sustainable Building Practices The City understands that sustainable or “green building” practices can lead to the conservation of energy and natural resources. To encourage “green building” practices in new and existing housing development, the City shall explore the feasibility of education and incentive programs.</p> <p>Objectives & Schedule: Encourage Green Building Practices; Investigate potential programs by December 2010.</p>	<p>This program is ongoing. The City has reviewed Green Building best practices and adopted the 2010 Green Building Code. As more information is made available, the City will make it available on its website and Development Services counter for the public.</p> <p>This program should be continued but consolidated with Program 3.5 (Energy Conservation).</p>
<p>Program HE-3.7: Monitoring At-Risk Units The City shall regularly monitor the units in the City with affordability covenants that will expire during the planning period. To encourage the preservation of these “at-risk” units, the city shall provide for targeted outreach to the owners of these units to encourage the extension and/or renewal of deed restrictions or covenants.</p> <p>The City shall develop a preservation strategy that is ready for implementation should owners of these units choose not to extend affordability. The preservation strategy shall identify non-profit agencies that the City can partner with to preserve the units and available funding sources. As part of this strategy, the City shall ensure compliance with noticing requirements and conduct tenant education.</p> <p>Objectives & Schedule:</p>	<p>This program has been delayed due to fiscal and staffing constraints and the loss of redevelopment funding. The City will cooperate with the County of Orange Community Resources Department and non-profit housing organizations to target at-risk projects and seek assistance in preserving at-risk units.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Encourage the Preservation and Extension/Renewal of “At-Risk” Units; Ongoing monitoring and outreach; Develop preservation strategy by December 2010</p>	
<p>Program HE-3.8: Vacant Building Ordinance To prevent blight and deterioration of Placentia’s residential and non-residential neighborhoods, the City recently approved an ordinance establishing owner responsibilities for the maintenance and rehabilitation of long-term vacant buildings. The ordinance requires the registration of vacant properties resulting from foreclosure, and provides for an administrative monitoring program for boarded-up and vacant buildings. To ensure compliance, the ordinance imposes fees and civil penalties; and provides for administrative review and appeal opportunities. The City will continue to implement this ordinance to prevent blight and deterioration in Placentia’s neighborhoods.</p> <p>Objectives & Schedule: Prevent Blight and Deterioration in Neighborhoods; Ongoing.</p>	<p>The City continues to enforce the Vacant Building Ordinance through its Code Enforcement and Planning Divisions. This program should be continued.</p>
<p>Goal HE-4: Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.</p>	
<p>Program HE-4.1: Partnerships with Housing Industry The City of Placentia has limited resources to use for the development and maintenance of affordable housing. In order to maximize its funding and staff resources, the City shall seek opportunities to partner with non-profit and for-profit housing developers.</p> <p>Specifically, the City shall proactive seek partnerships to develop affordable housing on identified sites within the Placentia-Westgate Specific Plan area to meet the City’s remaining lower-income housing growth need. The City shall contribute to the partnership through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs.</p> <p>Objectives & Schedule: Establish Partnerships with Non-Profit and For-Profit Housing Developers; Ongoing.</p>	<p>This program is ongoing. The City began to establish and continues to do so, relationships with non-profit and for-profit housing partners. Additionally, the City is maintaining an updated interest list for housing industry partners for future development projects.</p> <p>This program should be continued.</p>



Table C-1– Review of Housing Element Past Performance

Goal/ Program/Objective	Progress in Implementation
<p>Program HE-4.2: Participation in Continuum of Care Forum The City recognizes that homelessness is both a local and regional issue that requires a comprehensive and coordinated effort amongst various cities and agencies throughout the region. The City of Placentia will continue to participate in the County of Orange Continuum of Care Forum to pool resources to address homeless needs.</p> <p>Objectives & Schedule: Continue Participation in the County of Orange Continuum of Care Forum; Ongoing.</p>	<p>This program is ongoing. The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the City in providing letters of support and other request material in support of funding applications to the federal government.</p> <p>This program should be continued.</p>



Table C-2 – Progress in Achieving Housing Element Quantified Objectives, 2008-2012

Program	Quantified Objective	Level of Achievement
New Construction		
Extremely Low	11	-
Very Low	21	-
Low	17	-
Moderate	19	134
Above-moderate	41	212
TOTAL	98	346
Rehabilitation		
Acquisition/Rehabilitation		-
Extremely Low	6	-
Very Low	6	-
Low	6	-
TOTAL	18	-
Placentia Rehabilitation Grant Program		-
Very Low	72	-
Preservation/Conservation		
At-Risk Units	113 Imperial Villas- 58 Moderate, Villa La Jolla- 55 Low	113
Section 8 Certificates	167	211
TOTAL	113	211



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Appendix D: Glossary

Above Moderate-Income Household. A household with an annual income greater than 120% of the Area Median Income (AMI) adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

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

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

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

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

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

Condominium. A type of ownership in which the interior space is individually owned and the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

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

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

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



Developable Land. Land that is suitable as a location for structures.

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

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

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

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

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

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

Jobs-Housing Balance. The existing or projected ratio of employment to housing units within a geographic area.

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

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



Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and state governments for investors in low-income housing.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

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

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

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

Multiple Family Building. A building designed and used exclusively as a dwelling by two or more households occupying separate suites.

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

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

Parcel. A lot or tract of land.

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

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



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

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

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

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

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

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

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

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

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

Residential, Multiple Family. Two or more dwelling units on a single site, under common ownership.

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

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

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

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

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The



program operates by providing housing assistance payments to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI).

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

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

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

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

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

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

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in *California Health and Safety Code* §3260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [*California Health and Safety Code* §50675.14(b) and §53260(d)]

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



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

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

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

Very-Low-Income Household. A household with an annual income usually no greater than 50% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.



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