

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

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February 29, 2024

Damien Arrula, City Administrator  
City of Placentia  
401 E Chapman Avenue  
Placentia, CA 92870

Dear Damien Arrula:

**RE: City of Placentia's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Placentia's (City) housing element that was adopted February 6, 2024 and received for review on February 23, 2024. In addition, the California Department of Housing and Community Development (HCD) received various resolutions and ordinances related to rezoning. Pursuant to Government Code section 65585, HCD is reporting the results of its review. The review was expedited to enable the jurisdiction to meet funding criteria for the Permanent Local Housing Allocation (PLHA) Program.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element addresses the statutory requirements described in HCD's January 26, 2024, review. For example, the various resolutions and ordinances demonstrate completion of necessary rezoning to make prior identified sites available and address a shortfall of adequate sites to accommodate the regional housing need allocation (RHNA), as described in HCD's January 26, 2024 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program HE-1.4 (Zoning for Special Housing Needs)
- Program HE-1.6 (Development Processing System Review)
- Program HE-1.8 (Adequate Sites for Housing Development)
- Program HE-1.15 (Transit-Oriented Development)
- Program HE-1.19 (Accessory Dwelling Units)
- Program HE-1.20 (Annual Review of Site Requirements)
- Program HE-1.21 (Missing Middle Housing)
- Program HE-2.3 (Constraints on Housing for Persons with Disabilities)
- Program HE-2.6 (Affirmatively Furthering Fair Housing)

- Program HE-4.3 (Housing and Religious and Community Facilities)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585y, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication the City's housing element team provided throughout the course of the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jose Ayala, of our staff, at [Jose.Ayala@hcd.ca.gov](mailto:Jose.Ayala@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager