

Jurisdiction	Placentia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

(CCR Title 25 §6202)

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

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							94	0	0	160	10	0	10	274	85	0	0		
340-231-14	340-231-14	331 Alta Vista	331 Alta Vista	ADU 2020-01	ADU	O	3/27/2020					1			1	1		No	
339-292-18	339-292-18	117 Ruby Dr.	117 Ruby Dr.	ADU 2020-02	ADU	O	5/5/2020					1			1	1		No	
336-042-12	336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.	ADU 2020-03	ADU	O	5/27/2020					1			1	1		No	
344-157-03	344-157-03	814 Tafolla	814 Tafolla	ADU 2020-04	ADU	O	10/12/2020					1			1	1		No	
340-145-11	340-145-11	602 Heather Ave.	602 Heather Ave.	ADU 2020-05	ADU	O	9/24/2020					1			1	1		No	
339-043-02	339-043-02	144 Primrose Dr.	144 Primrose Dr.	ADU 2020-06	ADU	O	11/4/2020					2			2	2		No	
339-322-38	339-322-38	528 Sunrise St.	528 Sunrise St.	ADU 2020-07	ADU	O	11/1/2020					1			1	1		No	
336-413-14	336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.	ADU 2020-08	ADU	O	11/24/2020					1			1	1		No	
336-442-47	336-442-47	425 Armstrong Dr.	425 Armstrong Dr.	ADU 2020-09	ADU	O	12/14/2020					1			1	1		No	
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	UP 2020-01; TPM 2020-124; SPR 2020-03	2 to 4	O	3/12/2020							3	3	3		No	
339-402-05, 339-402-07, 339-402-08, 339-402-11	339-402-05, 339-402-07, 339-402-08, 339-402-11	207-209 E. Crowther Ave.	USA Properties	DPR 2020-03; DA 2020-01; MND 2020-03	5+	R	11/18/2020	94				95			189			No	Application has been deemed
340-273-25	340-273-25	1314 N Angelina Dr	Church of Blessed Sacrament	GPA 2020-01; ZC 2020-01; DPR 2020-01	5+	R	4/6/2020					65			65	65		No	
344-141-07	344-141-07	837 Arnold Dr.	837 Arnold Dr.	SPR 2020-01	2 to 4	O	2/6/2020							4	4	4		No	
336-361-50	336-361-50	1802 Valencia Ave.	600, 606 Alcott Ave.	SPR 2020-02	SFD	O	2/24/2020							2	2	2		No	
336-404-09, 336-061-34	336-404-09, 336-061-34	1963 McCormack Ln	1963 McCormack Ln	SPR 2020-04	SFD	O	8/13/2020							1	1	1		No	

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4					5	6			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	65	0	9	0	14		88	
339-091-08, 09	339-091-08, 09	140-150 E. Crowther Ave.	The Herald	DPR 2017-01; VTM 18118; DA 2017-01; MND 2017-04; PC #18-260	5+	R							215	10/3/2017	215	
343-691-06	343-691-06	SWC Orchard & Highland	HQT	DPR 2018-03	5+	O							16	7/10/2018	16	
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI	DPR 2018-04	5+	R							418	5/8/2018	418	
336-404-09, 336-061-34	336-404-09, 336-061-34	1963 McCormack Ln	1963 McCormack Ln	SPR 2020-04	SFD	O							1	9/24/2020	1	
336-361-50	336-361-50	1802 Valencia Ave.	600, 606 Alcott Ave.	SPR 2020-02	SFD	O							2	4/23/2020	2	
344-141-07	344-141-07	937 Arnold Dr.	937 Arnold Dr.	SPR 2020-01	2 to 4	O							4	2/24/2020	4	
336-381-05	336-381-05	1612 Kingston Rd.	1612 Kingston Rd.	B18-1322	ADU	O				1				1/8/2018	1	
346-331-19, 346-331-18	346-241-02, 346-331-08	1945 Veterans Way	Mercy Housing	DPR 2016-01	5+	R	49						1	1/17/2017	50	
341-324-01	341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development	DPR 2017-03	SFD	O							54	7/24/2018	54	
336-174-11	336-174-11	2102 Carleton Cir.	2102 Carleton Cir.	ADU 2019-01	ADU	O				1				4/15/2019	1	
336-393-21	336-393-21	2135 Carlien Dr.	2135 Carlien Dr.	ADU 2019-02	ADU	O				1				7/16/2019	1	
344-162-09	344-162-09	940 Gonzales St.	940 Gonzales St.	ADU 2019-03	ADU	O				1				7/16/2019	1	
336-182-08	336-182-08	2034 Carleton Cir	2034 Carleton Cir	ADU 2019-04	ADU	O				1				8/13/2019	1	
339-381-14	339-381-14	553 Ramona Street	553 Ramona Street	ADU 2019-05	ADU	O				1				10/24/2019	1	
339-281-06	339-281-06	929 Diamond Road	929 Diamond Road	ADU 2019-06	ADU	O				1				10/24/2019	1	
344-141-01	344-141-01	903 Arnold Dr.	Arnold Triplex	UP 2015-07 (MOD)	2 to 4	O							3	12/10/2019	3	
344-144-04	344-144-04	954 Vista Ave.	954 Vista Ave.	UP 2019-09	SFD	O							1	2/11/2020	1	
334-021-12	334-021-12	1049 Golden Avenue	Brandywine Homes	DPR 2019-02; TTM 19014	5+	R							26	10/8/2019	26	
339-355-04	339-355-04	114 S. Main Street	114 S. Main Street	SPR 2019-01	SFD	O							1	6/3/2019	1	
346-013-03	346-013-03	1723 Vincente Avenue	1723 Vincente Avenue	SPR 2019-03; SUP 2019-02	SFD	O							1	7/16/2019	1	
346-172-01	346-172-01	604 S. Van Buren	604 S. Van Buren	SPR 2019-02	SFD	R							1	3/30/2019	1	
336-281-01	336-281-01	900 Golden Ave.	2234, 2236, 2238 California St.	TPM 2018-201; SPR 2020-03	SFD	O							3	7/9/2019	3	
346-172-24	346-172-24	17000 La Paloma Ave	La Paloma Subdivision	TPM 2019-175	SFD	O							3	2/4/2020	3	
339-364-18	339-364-18	229 S. Main St.	229 S. Main St.	SPR 2018-05	2 to 4	O							2	1/14/2019	2	
340-231-14	340-231-14	331 Alta Vista	331 Alta Vista	ADU 2020-01	ADU	O				1				3/26/2020	1	
339-292-18	339-292-18	117 Ruby Dr.	117 Ruby Dr.	ADU 2020-02	ADU	O				1				6/22/2020	1	
336-042-12	336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.	ADU 2020-03	ADU	O				1				7/13/2020	1	
344-157-03	344-157-03	814 Tafolla	814 Tafolla	ADU 2020-04	ADU	O				1				10/21/2020	1	
340-145-11	340-145-11	602 Heather Ave.	602 Heather Ave.	ADU 2020-05	ADU	O				1				10/29/2020	1	
339-043-02	339-043-02	144 Primrose Dr.	144 Primrose Dr.	ADU 2020-06	ADU	O				2				9/17/2020	2	
339-322-38	339-322-38	528 Sunrise St.	528 Sunrise St.	ADU 2020-07	ADU	O				1				11/15/2021	1	
336-413-14	336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.	ADU 2020-08	ADU	O				1				12/2/2020	1	
336-442-47	336-442-47	425 Armstrong Dr.	425 Armstrong Dr.	ADU 2020-09	ADU	O				1				12/14/2020	1	
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	UP 2020-01; TPM 2020-124; SPR 2020-03	2 to 4	O							3	8/5/2020	3	
340-273-25	340-273-25	1314 N Angelina Dr	Church of Blessed Sacramento	GPA 2020-01; ZC 2020-01; DPR 2020-01	5+	R	65							12/1/2020	65	

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	0	0	0	5	0	10		15
339-091-08, 09	140-150 E. Crowther Ave.	The Herald							215	7/25/2019	215
343-691-06	SWC Orchard & Highland	HQT									0
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI									0
336-404-09, 336-061-34	1963 McCormack Ln	1963 McCormack Ln									0
336-361-50	1802 Valencia Ave.	600, 606 Alcott Ave.									0
344-141-07	937 Arnold Dr.	937 Arnold Dr.									0
336-381-05	1612 Kingston Rd.	1612 Kingston					1			1/8/2018	1
											0
346-241-02, 346-331-08	1945 Veterans Way	Mercy Housing	49						1	12/18/2018	50
											0
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development							3	10/27/2020	3
											0
336-174-11	2102 Carleton Cir.	2102 Carleton Cir.									0
336-393-21	2135 Cartlen Dr.	2135 Cartlen Dr.					1			8/19/2019	1
344-162-09	940 Gonzales St.	940 Gonzales St.					1			8/8/2019	1
336-182-08	2034 Carleton Cir	2034 Carleton Cir					1			5/14/2020	1
339-381-14	553 Ramona Street	553 Ramona Street					1			1/9/2020	1
339-281-06	929 Diamond Road	929 Diamond Road									0
344-141-01	903 Arnold Dr.	Arnold Triplex									0
344-144-04	954 Vista Ave.	954 Vista Ave.							1	11/3/2020	1
334-021-12	1049 Golden Avenue	Brandywine Homes							4	10/29/2020	4
339-355-04	114 S. Main Street	114 S. Main Street							1	11/17/2020	1
											0
346-013-03	1723 Vincente Avenue	1723 Vincente Avenue							1	2/4/2020	1
346-172-01	604 S. Van Buren	604 S. Van Buren									0
336-281-01	900 Golden Ave.	2234, 2236, 2238 California St.									0
346-172-24	17000 La Paloma Ave	La Paloma Subdivision									0
											0
339-364-18	229 S. Main St.	229 S. Main St.							2	6/24/2019	2
340-231-14	331 Alta Vista	331 Alta Vista									0

339-292-18	117 Ruby Dr.	117 Ruby Dr.					1			7/8/2020	1
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.									0
344-157-03	814 Tafolla	814 Tafolla					1			10/29/2020	1
340-145-11	602 Heather Ave.	602 Heather Ave.									0
339-043-02	144 Primrose Dr.	144 Primrose Dr.									0
339-322-38	528 Sunrise St.	528 Sunrise St.					1			11/16/2020	1
336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.									0
336-442-47	425 Armstrong Dr.	425 Armstrong Dr.									0
344-131-11	803 W. La Jolla St.	Wang Triplex									0
340-273-25	1314 N Angelina Dr	Church of Blessed Sacarament									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name*	10							11	12	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			49	0	0	0	3	0	3		55	
339-091-08, 09	140-150 E. Crowther Ave.	The Herald									0	
343-691-06	SWC Orchard & Highland	HQT									0	
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI									0	
336-404-09, 336-061-34	1963 McCormack Ln	1963 McCormack Ln									0	
336-361-50	1802 Valencia Ave.	600, 606 Alcott Ave.									0	
344-141-07	937 Arnold Dr.	937 Arnold Dr.									0	
336-381-05	1612 Kingston Rd.	1612 Kingston					1			12/15/2020	1	
											0	
346-241-02, 346-331-08	1945 Veterans Way	Mercy Housing	49						1	6/8/2020	50	
											0	
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development									0	
											0	
											0	
336-174-11	2102 Carleton Cir.	2102 Carleton Cir.									0	
336-393-21	2135 Cartlen Dr.	2135 Cartlen Dr.						1		4/2/2020	1	
344-162-09	940 Gonzales St.	940 Gonzales St.						1		2/18/2020	1	
336-182-08	2034 Carleton Cir	2034 Carleton Cir									0	
339-381-14	553 Ramona Street	553 Ramona Street									0	
339-281-06	929 Diamond Road	929 Diamond Road									0	
344-141-01	903 Arnold Dr.	Arnold Triplex									0	
344-144-04	954 Vista Ave.	954 Vista Ave.									0	
334-021-12	1049 Golden Avenue	Brandywine Homes									0	
339-355-04	114 S. Main Street	114 S. Main Street									0	
											0	
346-013-03	1723 Vincente Avenue	1723 Vincente Avenue									0	
346-172-01	604 S. Van Buren	604 S. Van Buren									0	
336-281-01	900 Golden Ave.	2234, 2236, 2238 California St.									0	
346-172-24	17000 La Paloma Ave	La Paloma Subdivision									0	
											0	
339-364-18	229 S. Main St.	229 S. Main St.							2	4/13/2020	2	

340-231-14	331 Alta Vista	331 Alta Vista									0
339-292-18	117 Ruby Dr.	117 Ruby Dr.									0
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.									0
344-157-03	814 Tafolla	814 Tafolla									0
340-145-11	602 Heather Ave.	602 Heather Ave.									0
339-043-02	144 Primrose Dr.	144 Primrose Dr.									0
339-322-38	528 Sunrise St.	528 Sunrise St.									0
336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.									0
336-442-47	425 Armstrong Dr.	425 Armstrong Dr.									0
344-131-11	803 W. La Jolla St.	Wang Triplex									0
340-273-25	1314 N Angelina Dr	Church of Blessed Sacarament									0

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
			0	0						1	0	0	
339-091-08, 09	140-150 E. Crowther Ave.	The Herald		N	Y	Other							Conventional Private Loan
343-691-06	SWC Orchard & Highland	HQT		N	Y	Other							Conventional Private Loan
339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-008, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave., 407 Goetz Place, 409 Evelyn Place	JPI		N	Y	Other							Conventional Private Loan
336-404-09, 336-061-34	1963 McCormack Ln	1963 McCormack Ln		N	Y	Other							Conventional Private Loan
336-361-50	1802 Valencia Ave.	600, 606 Alcott Ave.		N	Y	Other							Conventional Private Loan
344-141-07	937 Arnold Dr.	937 Arnold Dr.		N	Y	Other							Conventional Private Loan
336-381-05	1612 Kingston Rd.	1612 Kingston		N	Y	Other	Other						Conventional Private Loan
346-241-02, 346-331-08	1945 Veterans Way	Mercy Housing		N	Y	LIHTC	Other		1000				TCAC used for low-income housing tax credits; Deed restriction is for qualified Veterans of 0-60% AMI. Also affordability is restricted by Development Agreement No. 2016-01. 49 Extremely-Very Low units and 1 Above Moderate Unit were permitted.
341-324-01	SEC Rose Dr. & Alta Vista St.	SC Development		N	Y	Other							Conventional Private Loan
336-174-11	2102 Carleton Cir.	2102 Carleton Cir.		N	Y	Other	Other						Conventional Private Loan
336-393-21	2135 Cartlen Dr.	2135 Cartlen Dr.		N	Y	Other	Other						Conventional Private Loan
344-162-09	940 Gonzales St.	940 Gonzales St.		N	Y	Other	Other						Conventional Private Loan
336-182-08	2034 Carleton Cir	2034 Carleton Cir		N	Y	Other	Other						Conventional Private Loan
339-381-14	553 Ramona Street	553 Ramona Street		N	Y	Other	Other						Conventional Private Loan
339-281-06	929 Diamond Road	929 Diamond Road		N	Y	Other	Other						Conventional Private Loan
344-141-01	903 Arnold Dr.	Arnold Triplex		N	Y	Other							Conventional Private Loan
344-144-04	954 Vista Ave.	954 Vista Ave.		N	Y	Other				1	Demolished	O	Conventional Private Loan
334-021-12	1049 Golden Avenue	Brandywine Homes		N	Y	Other							Conventional Private Loan
339-355-04	114 S. Main Street	114 S. Main Street		N	Y	Other							Conventional Private Loan
346-013-03	1723 Vincente Avenue	1723 Vincente Avenue		N	Y	Other							Conventional Private Loan
346-172-01	604 S. Van Buren	604 S. Van Buren		N	Y	Other							Conventional Private Loan
336-281-01	900 Golden Ave.	2234, 2236, 2238 California St.		N	Y	Other							Conventional Private Loan
346-172-24	17000 La Paloma Ave	La Paloma Subdivision		N	Y	Other							Conventional Private Loan
339-364-18	229 S. Main St.	229 S. Main St.		N	Y								Conventional Private Loan

340-231-14	331 Alta Vista	331 Alta Vista		N	Y	Other	Other						Conventional Private Loan
339-292-18	117 Ruby Dr.	117 Ruby Dr.		N	Y	Other	Other						Conventional Private Loan
336-042-12	143 Laurelwood Dr.	143 Laurelwood Dr.		N	Y	Other	Other						Conventional Private Loan
344-157-03	814 Tafolla	814 Tafolla		N	Y	Other	Other						Conventional Private Loan
340-145-11	602 Heather Ave.	602 Heather Ave.		N	Y	Other	Other						Conventional Private Loan
339-043-02	144 Primrose Dr.	144 Primrose Dr.		N	Y	Other	Other						Conventional Private Loan
339-322-38	528 Sunrise St.	528 Sunrise St.		N	Y	Other	Other						Conventional Private Loan
336-413-14	738 Royal Stewart Dr.	738 Royal Stewart Dr.		N	Y	Other	Other						Conventional Private Loan
336-442-47	425 Armstrong Dr.	425 Armstrong Dr.		N	Y	Other	Other						Conventional Private Loan
344-131-11	803 W. La Jolla St.	Wang Triplex		N									
340-273-25	1314 N Angelina Dr	Church of Blessed Sacarament		N	Y	Other				55			Conventional Private Loan

Jurisdiction	Placentia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	112						49				49	63
	Non-Deed Restricted												
Low	Deed Restricted	81											81
	Non-Deed Restricted												
Moderate	Deed Restricted	90								5		40	50
	Non-Deed Restricted		11	10	10		2	2					
Above Moderate		209	35	45	23	9	3	218	10			343	
Total RHNA		492											
Total Units			46	55	33	9	54	220	15			432	194

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

Jurisdiction	Placentia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

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

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Placentia		
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
HE-1.1: Manufactured Housing	Use of Manufactured Housing	6/1/2010	Completed. Staff reviewed the use of manufactured housing and is encouraging manufactured housing use through contacting distributors for information.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Proximity to transportation employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled to start late 2019. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Ongoing	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development. The City successfully applied for and received SB2 and LEAP Grant funding.

HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Zoning for Emergency Shelters, transitional and supportive housing	12/1/2009	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Ongoing	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is a strong candidate for competitive grant funding. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing	Completed/Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years. Ordinance No. O-2017-05 adopted by City Council in July 2017 codifies Old Town Development Standards including a sub-area allowing high density housing by right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre.
HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual	Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. In FY 17-18, the City has budgeted consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land. The City is in the process of selling these vacant lands to qualified developers.
HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 1.27 acres to permit residential development at a minimum density of 30 du/ac	12/1/2009	Completed. Ordinance No. O-2017-05 adopted by the City Council in July 2017 codifies the Old Town District Development Standards which includes a sub-area allowing high density residential housing by right without a discretionary review nor public hearing, at a density up to 65 dwelling units per acre for an area exceeding 1.27 acres. The maximum density for this sub-area is up to 65 dwelling units/acre.
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.

<b>HE-1.10: Encourage Development of Housing for Extremely Low-Income Households</b>	<b>11 Extremely low income units by 2014</b>	<b>6/1/2010</b>	<b>Completed. The issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.</b>
<b>HE-1.11: Amend the Density Bonus Ordinance</b>	<b>Review and Revise Density Bonus Ordinance</b>	<b>12/1/2009</b>	<b>Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses.</b>
<b>HE-1.12: Development of Senior Housing</b>	<b>Senior Housing Development</b>	<b>Ongoing</b>	<b>Ongoing. The City provides incentives and density bonuses for senior housing development.</b>
<b>HE-1.13: Development of Housing for Larger Families</b>	<b>Housing Units with larger bedroom counts</b>	<b>6/1/2010</b>	<b>Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.</b>
<b>HE-1.14: Housing for Persons with Special Needs</b>	<b>Housing Units for households with special needs</b>	<b>6/1/2010</b>	<b>Completed/Ongoing. The City has not implemented an incentive program at this time, however the issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to this as qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.</b>
<b>HE-1.15: Redevelopment Agency Housing Set-Aside Fund</b>	<b>20% of tax increment for Housing Set-Aside</b>	<b>Eliminated</b>	<b>Eliminated by the Governor and State Legislature. The elimination of redevelopment funds severely restricts our ability to create affordable housing.</b>

HE-1.16: Transit-Oriented Development	Encourage Transit-Oriented Development	12/1/2009	Completed and ongoing. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station and allow Transit Oriented Development. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone, both of which surround the proposed facility.
HE-1.17: Single-Room Occupancy Units (SROs)	Amend Zoning Code to include SRO's	12/1/2009	Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures thereto.
HE-1.18: Review and Revise Residential Parking Requirements	Review/Revise residential parking requirements	12/1/2009	Partially completed. The City will review and propose amendments to its city-wide residential parking requirements during the forthcoming General Plan and Zoning Code updates. The City has already adopted significantly reduced parking requirements for the newly adopted Transit Oriented Development (TOD) Zone and Old Town District Zone, both of which were adopted in 2017.
HE-1.19: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	6/1/2010	Completed and Ongoing. The City will address potential regulatory incentives through the General Plan, Zoning Code, and newly adopted Transit Oriented Development (TOD) Zone and Old Town Zone, both of which were adopted in 2017 and both of which encourage lot consolidation. To date, 633 units have been entitled in the TOD District. One development consists of two lots being consolidated to accommodate the new TOD development and the other consists of seven lots consolidated to accommodate the new TOD development.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.

<b>HE-2.2: Section 8 Rental Assistance</b>	<b>167 Vouchers</b>	<b>Annual</b>	<b>Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.</b>
<b>HE-2.3: Reasonable Accommodation Procedures</b>	<b>Adopt reasonable accommodation procedures</b>	<b>12/1/2009</b>	<b>Completed. On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.</b>
<b>HE-2.4: Comprehensive Housing Resource Directory</b>	<b>Housing Resource Directory</b>	<b>6/1/2010</b>	<b>Completed. The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.</b>
<b>HE-3.1: Community Based Neighborhood Rehabilitation</b>	<b>Conserve and Improve existing residential neighborhoods</b>	<b>Ongoing</b>	<b>Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.</b>
<b>HE-3.2: Neighborhood Identity</b>	<b>Creation of Neighborhood Identity</b>	<b>Ongoing</b>	<b>Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.</b>
<b>HE-3.3: Placentia Rehabilitation Grant Program</b>	<b>72 units provided rehabilitation grants</b>	<b>6/1/2014</b>	<b>Ongoing/Completed. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.</b>
<b>HE-3.4: Acquisition and Rehabilitation</b>	<b>18 units of acquired and/or rehabbed affordable housing units</b>	<b>6/1/2014</b>	<b>Ongoing, but severely restricted due to the elimination of redevelopment. Due to demise of redevelopment, the City may not meet this goal.</b>
<b>HE-3.5: Energy Conservation</b>	<b>Programs for energy conservation/reduced utility costs</b>	<b>12/1/2009</b>	<b>Completed. The City has utilized federal Energy Efficiency &amp; Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally, on December 6, 2016, the City Council adopted Ordinance No. O-2016-07 adopting the new 2016 California Building Codes, including the latest Green Building Code and the City Council has authorized incentivizing increased compliance with Title 24 through building permit fee reduction.</b>
<b>HE-3.6. Sustainable Building Practices</b>	<b>Encourage Green Building practices</b>	<b>12/1/2010</b>	<b>Completed. The City has reviewed Green Building best practices and adopted the 2019 Green Building Code and the 2019 California Energy Code among other updated Codes adopted in late 2020. As more information is made available, the City has made it available on its website and at the Development Services counter for public consumption, including publicizing streamlined requirements for permitted electric vehicle charging permits and solar panel permits.</b>

HE-3.7: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	12/1/2010	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.8: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Completed and ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant buildings. In addition, in late 2020, the City adopted the International Property Maintenance Code, 2018 Edition (latest edition). The City continues to enforce the Vacant Building Ordinance through its Code Enforcement, Planning, and Building Divisions.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do establish, relationships with non-profit and for-profit housing partners. The City issued building permits for 49 very low income units in 2018 (the Veteran's Village development) and qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-4..2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.

Jurisdiction	Placentia	
Reporting Period	2020	(Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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

**Table E**  
**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Placentia	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

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**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									Housing Rehabilitation Program
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

<b>Jurisdiction</b>	Placentia	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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

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

<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>				<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Placentia	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Placentia	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	5
	Non-Deed Restricted	0
Above Moderate		10
<b>Total Units</b>		<b>15</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	15
Number of Proposed Units in All Applications Received:	274
Total Housing Units Approved:	85
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

