Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City of Placentia

Housing Policy Department
Received on:
APR 02 2012

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Reporting Period: January 1 – December 31, 2011

This report has been prepared for submittal to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
ETCO 75	SFD	O				X	23		0	0	0
523 La Jolla	SFD	O			X		1		0	0	1*
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	24				
(10) Total by income Table A/A3 ► ►							24				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

* The affordability of the unit at 532 La Jolla was based on the location in which the unit was built, the valuation of the unit and the proposed sales price based on comparable product in the immediate neighborhood. The unit is in a designated low/mod census area.

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

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

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

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	31											31
	Non-deed restricted												
Low	Deed Restricted	17											17
	Non-deed restricted												
Moderate	Deed Restricted	19											12
	Non-deed restricted		2	2	1	1		1				7	
Above Moderate		41	47	12	70	32	12	23				196	-155
Total RHNA by COG. Enter allocation number:		98	49	14	71	33	12	24				203	-105
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HE-1.1: Manufactured Housing	Use of Manufactured Housing	1-Jun-10	Completed. Staff reviewed the use of manufactured housing and is encouraging manufactured housing use through contacting distributors for information.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Proximity to transportation, employment and services	Ongoing	Ongoing. This remains a high priority of the City as we get nearer to completion of the Placentia Metrolink Station. The City is reviewing Zoning Code changes to allow TOD overlay zones.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Ongoing	The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds for planned residential developments near our forthcoming Metrolink Station.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Zoning for Emergency shelters, transitional and supportive housing	Dec-09	Delayed. City is completing its General Plan update to be followed by a revision of the Zoning Code begining in 2013 which will implement this objective.
HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Ongoing	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is candidate for competitive grant funding.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing	Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years.
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. The list will be made available on the web by December 2011.
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	Dec-09	Delayed. The City suspended the completion of the Placentia Westgate Specific Plan in order to complete the General Plan update. The City will rezone parcels during the Zoning Code update after the General Plan is completed. These higher density zones will be reviewed in the environmental process associated with the General Plan Update.
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued

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HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	11 Extremely low income units by 2014	Jun-10	Delayed. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severly restricts this effort.
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	Dec-09	Delayed. The City is reviewing its Density Bonus Ordinance and that of other cities which are more recent and will amend the municipal code during our Zoning Code update in 2012/13.
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives for senior housing.
HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	Jun-10	Delayed and ongoing. The City has not implemented an incentive program and a potential development deal fell apart due to lack of funding availability. The elimination of redevelopment funds severly restricts this effort.
HE-1.14: Housing for Persons with Special Needs	Housing units for households with special needs	Jun-10	Delayed. The City has not implemented an incentive program at this time and had identified a potential parcel for special need housing, however, the property was acquired by another. The elimination of redevelopment funds severly restricts this effort.
HE-1.15: Redevelopment Agency Housing Set-Aside Fund	20% of tax increment for Housing Set-Aside	Eliminated	Elminated by the Governor and State Legislature. The elimination of redevelopment funds severly restricts our ability to create affordable housing.
HE-1.16: Transit-Oriented Development	Encourage Transit-Oriented Development	Dec-09	Completed and ongoing. The City continues to work with developers on transit-oriented development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City/Agency owned property as well as the development of overlay zones for the area surrounding the proposed facility which will encourage development of TOD.
HE-1.17: Singe-Room Occupancy Units (SROs)	Amend Zoning Code to include SRO's	Dec-09	Delayed. The City will amend its Zoning Code after the General Plan update is complete in order to provide for SROs.
HE-1.18: Review and Revise Residential Parking Requirements	Review/Revise residential parking requirements	Dec-09	Delayed. The City will review and propose amendments to its residential parking requirements during the General Plan and Zoning Code updates. The City acknowledges that parking requirements for overlay zones and TOD designated locations need to be consistent with the intent and concept of such development.

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HE-1.19: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	Jun-10	Delayed. The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan and Zoning Code update that encourage lot consolidation in the formerly designated Placentia Westgate Specific Plan area.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.
HE-2.2: Section 8 Rental Assistance	167 Vouchers	Annual	Ongoing. The City continues to partner with the Orange County Housing Authority and currently 211 vouchers are allocated to residents within the City of Placentia.
HE-2.3: Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	Dec-09	Delayed. The City is currently reviewing is land use controls, building codes and permit processes to ensure reasonable accommodation and will seek to have an ordinance by December 2012.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Director	Jun-10	Completed. The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. The manager is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. This program is not a high priority of the City at the current fiscally constrained time but the City will work with the established neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	Jun-14	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.
HE-3.4: Acquisition and Rehabilitation	18 units of acquired and/or rehabbed affordable housing units	Jun-14	Ongoing, but severely restricted due to the elimination of redevelopment. More than likely will not hit goals.
HE-3.5: Energy Conservation	Programs for energy conservation/reduced utility costs	Dec-09	Completed and ongoing. The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally 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.

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HE-3.6. Sustainable Building Practices	Encourage Green Building practices	Dec-10	Completed and 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.
HE-3.7: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units	Dec-10	Delayed. Financial and staffing constraints have delayed this program. The City will begin 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.
HE-3.8: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Ongoing. The City continues to enforce the Vacant Building Ordinance through its Code Enforcement and Planning 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 so, relationships with non-profit and for-profit housing partners. The City is maintaining an updated 'interest' list for housing industry partners for future development projects.
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 request material in support of funding applications to the federal government.

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General Comments:

The City of Placentia continues to be severaly effected by the economic recession and other local events which have resulted in staffing and resource reductions. Regardless, the City is progressing towards implementation of Housing Element programs through partnerships and other unique methods that take advantage of our diminished financial situation. The suspension of the Placentia Westgate Specific Plan in late 2010 by the City is beneficial in that it focuses the City's efforts to complete its much needed General Plan Update and then move to revision and modernization of the antiquated Zoning Code. These two efforts will greatly enhance the City's ability to implement specific programs and achieve objectives as outlined in the certified Housing Element. While the Specific Plan was the vehicle to achieve many of the objectives, its suspension is not viewed to harm our ability for success due to the necessary completion of the General Plan and Zoning Code updates. More specifically, the General Plan and Zoning Code update is proposed to contain several overlay zones which can be rolled out within the designated Specific Plan area to achieve the objectives of the City's Transit Oriented Development goals and ojbectives of the Housing Element in a more controlled, and thereby, successful fashion than if the Specific Plan was implemented. The General Plan Update is scheduled to be finished by December 2012, after an environmental process is completed. Staff has identified the land use changes and zone changes for the environmental and traffic modeling reviews.